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PHASE I ENVIRONMENTAL SITE ASSESSMENT

LYNDEN FARMS PROPERTY
6135 N. BASIN AVENUE
PORTLAND, OREGON

Submitted To:

Foster Farms
P.O. Box 831
1000 Swan St.
Livingston, California 95334

Submitted By:

AGRA Earth & Environmental, Inc.
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8-61M-09913-0

August 1998

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August 13, 1998
8-61M-09913-0

Mr. Jim Marnatti
Foster Farms
P.O. Box 831
1000 Swan St.
Livingston, California 95334

Dear Mr. Marnatti:

RE: LYNDEN FARMS PROPERTY
6135 N. BASIN AVENUE
PORTLAND, OREGON

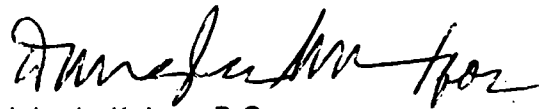
AGRA Earth & Environmental, Inc. (AEE) is please to submit to you this Environmental Site Assessment for the above-referenced site located in Portland, Oregon. AEE thanks you for the opportunity to serve your environmental needs on this project. If you have any questions or require further information regarding any part of this report, please contact the undersigned at (503) 639-3400.

Sincerely,

AGRA Earth & Environmental, Inc.



Leo M. Rebele
Environmental Scientist



John L. Kuiper, P.G.
Associate

LMR/skh



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SUMMARY

AGRA Earth & Environmental, Inc. (AEE) performed a Phase I Environmental Site Assessment (ESA) of the Lynden Farms Property located at 6135 North Basin Avenue in Portland Oregon. Key points are summarized below, and are discussed in detail in the following sections.

Site History: The subject site was first developed as a poultry processing facility in approximately 1961 and has been used for this purpose since that time. Numerous environmental site assessments have been conducted at the site in efforts to characterize the potential for subsurface contamination resulting from numerous potential source areas on the site. Potential source areas previously identified included four underground storage tanks (USTs) including two diesel tanks, one gasoline tank and one waste oil tank, an oil/water separator, a transformer area, various surface drain conduits, and chemical storage areas. Soil samples revealed elevated levels of Total petroleum hydrocarbons as diesel (TPH-D) from a number of source areas on the site and groundwater samples (when encountered) were below detection limits. Polychlorinated biphenyls (PCBs) in soil samples were detected at concentrations above Department of Environmental Quality (DEQ) cleanup levels in the vicinity of the oil water separator and engine room. No groundwater monitoring or cleanup activities were recommended in previous reports (1992-1994). However, further environmental assessment was recommended in the most recent report (April, 1995). The facility ceased operations in the spring of 1998.

Site Reconnaissance: The subject site contains numerous single story, steel-frame buildings, including the main plant building, a truck maintenance shop, a building housing the boiler, engine and general maintenance rooms, a small well house, an offal building and an office trailer. An approximately 50-foot high, steel-frame ice building is also present. All permanent structures are constructed on concrete slab floors, which were generally observed to be in good condition. Minor but widespread staining of concrete and asphalt floors was observed on the property. Two diesel USTs of 6,000 gallons and 8,000 gallons, respectively, and one gasoline UST (7,000-8,000 gallons) have reportedly been decommissioned and removed on the northern half of the subject site. One 275-gallon used oil UST is presently in-use near the truck maintenance shop. One propane above-ground storage tank was identified in the southwestern portion of the site and appeared to be in good condition. According to reviewed MSDS files, approximately 120 different chemical materials were routinely used on site. Major storage areas were observed in various locations of the subject site including the well house, storage container outside of the truck maintenance shop, ice building, live chicken storage area, outside of the ice building, and outside of the boiler room building. Flammable liquids appeared to be properly stored in flammable liquid storage cabinets, located in the two maintenance shops. The site appeared generally clean and no evidence of widespread dumping of refuse or debris was evident. Two PCB-containing, pad-mounted transformers were located on site and appeared to be in good condition. Surface vegetation appeared healthy. One water well is located on site near the southwestern corner of the site, and is



used as a potable water source for the processing of chicken. The site has been connected to public sewer since the construction of the facility in approximately 1961 and no evidence of on-site septic systems was observed.

Geology, Hydrogeology and Soils: During previous subsurface investigations, subsurface lithology encountered at the site was observed to resemble dredge fill or alluvial overbank deposits, with soils consisting of very dark gray to black silts, sandy silts, silty sands and sands. The subject site is located on a flood plain of the Portland Basin which is underlain by consolidated Eocene/Miocene volcanics. Pliocene deposits, consisting of fine sands, silts and clays, typically overlie these volcanic rocks and comprise the Troutdale Formation, which can exceed 1,000 feet thickness in the Portland area. Soils in the vicinity of the subject site are mapped as the Hillsboro-Gee-Ogne association, a somewhat poorly-drained stratified silt loam. Groundwater at the subject site is expected to flow to the west-northwest, towards the Willamette River located approximately 400 feet from the site.

Site and Vicinity Environmental Documentation: The subject site is listed on the DEQ Registered UST List and the UST Cleanup List. A total of 12 UST cleanup sites were identified within a 0.5 mile radius of the subject site. The adjacent property to the north is also listed on UST Cleanup List. Four ECSI sites are located within a 0.5 mile radius of the site, of which four are located within 0.5 miles of the site. Based on the nature of the release, the cross-gradient/downgradient location and/or the "No Further Action" status of the facility, none of the identified vicinity sites appear to present a significant risk of environmental contamination to the subject site.

Conclusions: Based on AEE's visual site reconnaissance, review of environmental records, personal interviews and historical data review, a low potential exists for adverse environmental impact to the site from off-site impacts. Based on prior environmental assessments, and AEE's recent work, AEE did not identify evidence for widespread subsurface contamination resulting from past or current site use. However, some areas of contamination have been identified at the site, and as such further assessment is recommended at this time. The following issues of potential environmental concern were noted at the site.

Although previous subsurface work conducted at the subject site has reported that contamination in the vicinity of the present and former on-site USTs and other areas previously identified is low, a low risk of environmental impact to subsurface soils remains at the site. In particular, TPH and PCB contamination was identified in the past in the vicinity of the former USTs, oil/water separator and engine room. Numerous areas of surficial staining of asphalt and concrete were noted throughout the subject site, and generally coincided with the areas identified in the previous report. These included heavily oil-stained areas in the vicinity of the boiler room and oil/water separator, a stained asphalt surface adjacent to a solvent drum near the entrance to the truck maintenance shop and a former battery storage area where visible staining of the concrete was observed. Previous environmental explorations of the site have



not revealed TPH levels above DEQ cleanup levels for the identified areas of potential concern. However, it should be noted that visible and widespread ground surface staining was observed at the facility. Pockets of soil above TPH cleanup levels may exist on the premises and may be encountered during future on-site excavation or grading activities. In addition, dredge fill, if present, may contain contaminants which have not yet been tested for at this site. If excavation is planned at this site, then a more comprehensive sampling plan than what has previously been undertaken is recommended.

A drum of solvent was identified near the entrance door to the truck maintenance building. Some spillage of the drum contents was visible on the asphalt surface. AEE recommends that soil samples be collected from the stained area to determine whether subsurface contamination has occurred in this area.

Heavy soil staining was observed in the area of the oil/water separator and appeared to be concentrated on the asphalt immediately surrounding the separator and along a crack or groove in the asphalt that extends approximately 10 feet away from the separator. Because the PCB contamination could result in cleanup liability, AEE recommends that soil samples be collected from the stained area to evaluate the extent of PCB and TPH contamination. Prior work at the site has revealed PCB-contaminated soils in this area. If DEQ becomes aware of the PCB contamination, this could result in a listing of the site by DEQ and a requirement for cleanup. AEE is unaware of any reporting requirements at this time.

Heavy oil staining also was observed in the former chemical barrel storage area to the west of the boiler room. AEE recommends that soil samples are collected in this area to evaluate the extent of soil contamination.

1.0 INTRODUCTION

AGRA Earth & Environmental, Inc. (AEE) performed a Phase I Environmental Site Assessment (ESA) of the Lynden Farms subject site located at 6135 Basin Avenue in Portland, Oregon. The purpose of the Phase I ESA was to document current and historical information on site and vicinity property usage, to evaluate the risk of adverse environmental impact to the site based upon those usages, and to identify "recognized environmental conditions" as defined by the American Society for Testing and Materials (ASTM). The project conforms to general standards established in 1997 by the ASTM (ASTM E-1527-97). The scope of work for the Phase I ESA includes:

- Physical site visits and observations of surrounding properties for unusual land colorations, physical irregularities, and noticeable refuse piles as well as an exploration of current land use in the immediate vicinity;
- A review of available information on the soils, geology, and hydrogeology in the vicinity of the site;
- A review of available environmental documentation for the site and adjacent properties from local, state and federal environmental agencies;
- A review of available historical data pertaining to site and adjacent property use;
- A review of the information obtained and assessment of the potential for environmental impact at the subject property; and
- Preparation of a report summarizing the findings of the Phase I ESA, with conclusions and recommendations.

Environmental impairment of a property may result from activities such as illegal or unreported dumping, or the spilling of hazardous wastes or materials. It should be noted that the presence of contaminants at a particular property may not always be apparent, and the completion of a Phase I Environmental Site Assessment cannot provide a guarantee that hazardous wastes or materials do not exist. The scope of services executed for this project does not comprise an audit for regulatory compliance, nor does it comprise a detailed condition survey for radon, asbestos, wetlands, naturally occurring materials, or other potential hazards not outlined in AEE's standard scope of work.

This report has been prepared for the exclusive use of Foster Farms, its agents and lenders, in accordance with generally-accepted professional consulting practices. No other warranty, expressed or implied, is made. The findings contained herein are relevant to the dates of AEE's site visits and should not be relied upon to represent conditions at later dates. In the event that changes in the nature, usage or layout of the property or nearby properties are



made, the conclusions and recommendations contained in this report may not be valid. If additional information becomes available, it should be provided to AEE so that the original conclusions and recommendations can be modified as necessary.

2.0 SITE DESCRIPTION

The approximately 5.72-acre site is located at 6135 North Basin Avenue in Portland, Oregon. A variety of buildings associated with the former chicken processing operation are located on the site and include the processing plant, ice building used for the manufacture of ice, machine shop, engine room, offal building, pump house for the on-site well, 30-foot diameter potable water tank, truck maintenance shop and an office trailer. The subject site is bordered on the west by the Willamette River, to the north, east and south by a variety of commercial/industrial businesses that appear to be involved in the transportation industry. The subject site is located in the Southeast 1/4 of Section 17 Township 1 North, Range 1 East, of the Willamette Meridian.

3.0 SITE HISTORY

The available history of the site was documented through the use of tax assessment records, historical aerial photographs, historic maps, personal interviews, and municipal records.

3.1 TAX ASSESSMENT RECORDS

The subject site is identified as being comprised of one tax lot, Tax Lot # 129, on Multnomah County Tax Lot Map 2426. The site covers 5.72 acres and is presently listed under the ownership of Samuelson Properties. Fixed machinery and site equipment is currently listed under the ownership of Foster Farms. Copies of the tax assessment map and tax assessment records are provided in Appendix A

3.2 HISTORICAL AERIAL PHOTOGRAPHS

Aerial photographs were reviewed in an effort to identify the history of development at the site and in the surrounding area. The photographs reviewed cover the years 1956, 1964, 1971, 1977, 1980, 1986. A discussion of the photos is presented below. Copies of selected aerial photographs are presented in Appendix B.

1956: The 1956 aerial photograph shows the area of the subject site as undeveloped. Some level of waterfront activity which appears to be associated with log transportation, is apparent in the general area of the site. Portions of the vicinity aquatic lowlands lands have been infilled and dyked as part of a reclamation project for the railway which is visible to the north of the site.



1964: The 1964 photograph shows that the chicken processing plant has been constructed on the subject property. Visible buildings include the offal building and main plant building. Two smaller structures, possibly ice coolers, are visible in the vicinity of the present ice building on the northwestern side of the main plant building. The former feed mill, which was associated with the chicken processing facility prior to 1994, is visible on the adjacent Dallas & Mavis property to the north. Further north, the land appears undeveloped and poised for further development. Adjacent properties to the east and south appear to be developed as commercial businesses.

1971: The 1971 aerial photographs shows the subject site and vicinity properties as virtually unchanged from the previous aerial photograph. Some additional development is apparent to the north of the site.

1977: The 1977 photograph shows that the boiler room, engine room and maintenance shop have been constructed on the site. All other site features appear unchanged. The dyked area to the northwest of the site, identified in the 1956 aerial photograph, has now been completely developed with commercial and industrial facilities.

1980: The covered area and truck maintenance shop appear to have been added to the main plant building. Other site features and vicinity properties remain unchanged from the previous photographs.

1986: The potable water storage tank is visible in this aerial photograph in the southwestern corner of the subject property. Other site and vicinity property features appear similar to those identified in earlier photographs.

3.3 HISTORIC MAPS

Historic Sanborn Fire Insurance Maps were reviewed at the Oregon Historical Society in Portland, Oregon. Maps for the general area of the subject site were available for the years 1924, 1935, 1956 and 1965. However, Basin Avenue only appears on the 1965 Sanborn map and only a portion of the subject site was identified on this map. The offal building and southeastern portion of the main plant building is visible on the map. No underground fuel storage tanks appear to be depicted on this portion of subject site in the 1965 Sanborn map. A copy of the 1965 Sanborn Map is presented in Appendix C.

3.4 PERSONAL INTERVIEWS

Mr. Mark Porter, former Plant Manager for the site, was interviewed during the site reconnaissance regarding his knowledge of the site's operation and history. Mr. Porter indicated that Foster Farms originally leased the building from Lynden Farms who had originally built the facility in the 1960's. The Lynden Farm assets (i.e. excluding the land) were



subsequently acquired by Foster Farms in 1994. A feed mill on the adjacent property to the northwest, under the ownership of Land O' Lakes, was at one time also associated with the subject site and was permanently removed in 1994. According to Mr. Porter, future plans for the subject site are likely to involve demolition of the present facility.

Mr. Mike Pagano, maintenance supervisor, was interviewed by telephone regarding his knowledge of on-site practices, the history of the site and various observations made during the site reconnaissance (section 4.0). Mr. Pagano has been with Foster Farms for eight years and was maintenance supervisor at the subject site since Foster Farms began operating the facility in 1994. He indicated that the waste-oil tank, located near the truck maintenance shop entrance, is tested annually for tank tightness and has tested tight every year. The piping has reportedly never been tested. Mr. Pagano indicated that he was not aware of the locations of any of the former USTs reportedly located on the subject site in the past. Mr. Pagano was asked about the use of electrical insulating oils on the site and indicated that he was not aware of the use of electrical insulating oils on the site and had no knowledge of the PCB-status of the electrical insulating oil container observed in the former live chicken storage area. Mr. Pagano also was not aware of the solvent container observed at the entrance door of the truck maintenance building. Mr. Pagano was also questioned regarding his knowledge of the on-site well. The wellhead is reportedly located outside of the well house. No well logs for installation of the well are available. A log book for the well, entitled "Well and Transformers", is reportedly kept in the maintenance office.

3.5 MUNICIPAL RECORDS

Building records were reviewed for the subject site at the City of Portland Building Department in order to obtain information concerning past site use. According City of Portland records, only one address is listed for the subject property. Numerous building, electrical and plumbing records and permits were available for the site. Table 3.5 below summarizes the information obtained from the City of Portland Building Department.

TABLE 3.5
CITY OF PORTLAND PERMIT INFORMATION

Date	Permit Information.
Feb. 1960 - Feb. 1961	Numerous permits & building inspection reports for construction of plant including for pile driving, steel in slip form, roof, concrete floor, steel framing, manlift, fence.
May 1963- January 1964	Construction of parking lot, permits for freezer



Date	Permit Information
April - June 1965	Construction of alt. warehouse
August - November 1968	Shop roof construction
November 1969	Gas fixed ventilation installed
October 1970	Construction of floor slab
September 1971	Construct enclosure & roof over machines Construct metal storage building addition
July 1972	Construct 22- by 24-foot addition for feather loading
May 1977 - May 1982	Construct new building (boiler room)
February 1978	Enclosure of dock
December - 1978	Erect building -pour 16'x30' floor and footer/mention of stormdrain construction
February - May 1985	tenant remodel-building C (north end)
February - May 1989	Replace roof fans, change electrical panel, add circuits
October 1988 - January 1989	Construct 30-foot diameter concrete reservoir and 12- by 10-foot wood-frame pump house and install pumphouse wiring.
January 1993	Install electrical feeder for temporary office
November 1993	Remove interior partition to create open office & add interior partition behind existing roll-up door.
March 1994	Install 2880 square-foot trailer to be used as temporary office.
July 1995	Add new modular office building added to warehouse

No permits were identified for the installation or removal of underground or above-ground fuel storage tanks or septic systems. Water is supplied to the plant and perimeter buildings by the City of Portland and by a private well located near the southwestern corner of the site. According to building permits, the pumphouse and associated reservoir were constructed in



1989. Sanitary sewer service is supplied to the facility by the City of Portland. Building records indicate that the subject site has been connected to public sewer since at least 1961. Copies of selected building department records are presented in Appendix D.

3.6 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

The subject site has been the site of numerous environmental investigations, as summarized in the summarized in Table 3.6 below. Five investigations have been conducted at the site, including two environmental property assessments and three subsurface investigations. The most recent environmental assessment of the site, according to Mr. Jim Marnatti, was a subsurface exploration conducted by Energy and Environmental Solutions (E&ES) dated April 5, 1995. The E&ES report, provided to AEE by Foster Farms, summarizes the findings of the previous investigations. AEE's interpretations of former site conditions is based on the data presented in the 1995 E&ES report. Other reports listed in Table 3.6 were not available for review within the time frame of this project. A copy of E&ES's "Table 1 Summary of Intrusive Investigations" is provided in Appendix E

Table 3.6
SUMMARY OF PREVIOUS ENVIRONMENTAL ASSESSMENTS

Date	Assessment Type	Consultant
May 1992	Environmental Property Assessment	PBS Environmental
April 1993	Update to Environmental Site Assessment	McLaren/Hart
January 1994	Analytical Results of Soil/Groundwater Investigation for prelim. remediation estimate	McLaren/Hart
October 1994	Soil Testing Services	REA Environmental Science and Testing
April 1995	Subsurface investigation	Energy & Environment Solutions

The E&ES reported a number of key areas of potential environmental concern (AOPC) that had previously been identified on the subject site. The identified areas include: 1) a former 8,000 gallon gasoline UST location, 2) a registered waste oil UST 3) numerous soil staining areas including areas west of the office by the cold storage building, in the vicinity of the waste oil UST, near the truck maintenance shop and in the area of the former barrel storage area, 4) numerous stained concrete or asphalt areas including the boiler room, engine room, oil water



separator area, maintenance shop, truck maintenance shop and Chiller engine room vicinity. The two former diesel USTs previously located on the subject site were not identified as AOPCs in any of the previous environmental reports.

Soil and groundwater samples collected by E&ES in these AOPCs were observed to contain elevated levels of total petroleum hydrocarbons as diesel (TPH-D) near a storm drain catch basin, waste oil tank, Maintenance shop, and a number of storm drain locations. TPH-D concentrations in the heavy oil range were also detected at elevated levels in areas near the storm drain catch basin, waste oil tank, truck maintenance shop, barrel storage area, boiler room, chiller engine room and numerous locations along the storm drain system. The highest levels of TPH-D were detected in samples from a storm drain catch basin and Maintenance shop at 100 and 68 milligrams per kilogram (mg/kg), respectively. Highest heavy oil range petroleum hydrocarbon levels were detected in samples from the boiler room area and the storm drain system at 120 mg/kg for both of these areas. No TPH as gasoline (TPH-G) fractions were detected in samples from beneath the former gasoline UST. All observed TPH levels were well within the Department of Environmental Quality (DEQ) guidelines.

According to E&ES's report, REA Environmental Science and Testing did not perform any intrusive investigations in the areas of the waste oil UST, former gasoline UST tank cavity, boiler room, engine room or maintenance shop, oil/water separator, truck maintenance shop or Chiller Engine room during their subsurface exploration work on-site in October 1994. Elevated levels of heavy oil range TPH were detected in the area west of the cold storage building, truck maintenance shop and former barrel storage area. Highest concentrations were detected in the soil-stained areas of the truck maintenance shop at 397 mg/kg and former barrel storage area at 293 mg/kg.

McLaren/Hart performed subsurface testing in January 1994, in the areas of the former gasoline UST, waste oil UST, boiler room, engine room and oil water separator. Maximum heavy oil range oil concentrations in soils were detected in the area of the oil/water separator at concentrations of 350 and 490 mg/kg. Polychlorinated biphenyls (PCBs-Aroclor 1254) were detected in the area of the engine room at concentrations of 0.13 mg/kg and 0.25 mg/kg) and near the oil/water separator at concentrations of 1.80 mg/kg and 0.53 mg/kg. Concentrations detected in each case were above the DEQ soil cleanup level of 0.08 mg/kg for PCBs.

4.0 SITE RECONNAISSANCE

Reconnaissance of the subject site was performed July 31, 1998. The investigation was conducted on foot and the following observations were noted. Figure 2 illustrates the observed on-site features. Site photographs are presented in Appendix F.



4.1 BUILDINGS

The subject site contains numerous buildings, including the main plant building and six perimeter buildings. A description of each building and its use is presented in the following sections.

Numerous buildings on the site were used for various parts of the chicken processing operation. The main plant building is the largest of these buildings and is the location where chickens are handled, cut, packaged and shipped. The general layout of the main plant building is illustrated in Figure 2. Numerous perimeter and outlying buildings are used for storage of a variety of supplies, materials and electrical equipment, maintenance of site equipment, and for the pumping and treating of well water.

Main Plant Building

According to building records, the original single-story, main plant building was apparently constructed in approximately 1961 and is of steel-frame and concrete slab construction. The building has been used for processing chicken and/or poultry since its construction. Details concerning the former chicken handling process are not discussed as part of this report. However, key areas within the processing plant are discussed in terms of environmental observations.

The main plant building was noted to contain three refrigeration rooms (coolers) located along the northeastern side of the building. One refrigeration room was used for the storage and recharging of hydraulic forklift batteries. According to Mr. Porter, the batteries used to be stored and recharged inside the main plant building's warehouse space and were recently moved into the refrigeration rooms due to lack of space in the warehouse. Some staining of the concrete floor and a quart-sized container of unknown content were identified in the vicinity of the previous battery storage area was noted (Photo 6). No evidence of spillage was evident on the floor of the cooler and no drains were observed in either of the two battery storage areas. No other evidence suggesting the storage and/or use of chemical materials in these rooms was observed.

The electrical room, located on the western side of the southern half of the main plant building, was observed to be empty, with the exception of the electrical panels on the eastern wall. A white powder, resembling battery acid, was visible along the base gutter of the electrical panel. Mr. Porter indicated that the powder most likely originated from detergents used in cleaning the floors of the adjacent processing room and may have washed through the electrical room door and accumulated along the base gutter.

The remainder of the building consists of the breakroom, restrooms, chilling and cut up area, live hang room, picking room, scalding room and tank cooler room. These areas appeared free



from the storage of chemical materials and no obvious signs of environmental contamination were observed.

One small wood-frame building on a concrete slab is located south of the main plant building and houses the machinery for the Chiller system located inside the main plant building. Numerous containers of machinery oil were observed in this room. No obvious oil staining was visible on the machinery room floor.

Numerous empty totes and other general equipment used for the transport of chicken or chicken parts were stored on the south side and east side of the main plant building (Photo 1). No chemical materials were apparent in these areas.

Waste water from the chicken processing plant buildings, drains to the waste water treatment plant area on the south side of the main plant building adjacent to the offal waste building. The previously chlorinated wastewater passes through a pit in the main plant building to the wastewater treatment area, from where the water is pumped out into solid-settling buckets. After the gross solids are removed, aerated water ("whitewater") and food-grade polymer are added to the effluent to promote floatation. In the dissolved air flotation (DAF) tank, fat and organic material that rises to the surface during this process and are skimmed off. Treated water is then discharged to the sanitary sewer. The solids are collected by a local renderer and transported off-site. The skimmed fat, oils, and greases, are also transported off-site.

Offal Building

The offal building, located to the east of the main plant building, was used for the processing and shipping of chicken entrails and waste. No chemicals or other issues of potential environmental concern were noted in this area of the facility.

Boiler Room, Engine Room and Maintenance Shop Building

This building houses the boiler room, engine room and maintenance shop and is identified as the boiler room and fabrication shops building in a site plan provided to AEE by Foster Farms (Appendix G). Numerous areas of potential environmental concern were noted in the vicinity of this building.

Boiler Room

One heavily oil-stained area was observed outside the boiler room door on the west side of the building (Photo 3). Numerous 55-gallon drums of machinery oils and industrial oils and other lubricants were formerly stored in this location, reportedly since the building was constructed between 1977 and 1982. The area of the oil staining appeared to be contained by a concrete berm on the three sides and bordered by the building on the fourth side. No major staining of asphalt was observed outside of this drum storage area. A storage rack used for the storage



of empty drums and miscellaneous maintenance equipment was observed along the northern wall of the boiler room exterior. Eight empty 55-gallon drums were located in this area. According to facility personnel, only empty drums have historically been located in this area of the plant.

The interior of the boiler room is occupied by the main facility boiler. Small quantities of oil are stored within the boiler room. An open container, used to catch spent oil from the boiler equipment, was present beneath the west end of the boiler. Spent oil is reportedly disposed of in the waste oil UST. Minor oil staining was observed on the concrete slab beneath the catch container.

Engine Room

An oil/water separator was present outside of the engine room, on the west side of the building. Numerous absorbent pads were observed on the asphalt in the area surrounding the O/W separator. Heavy oil staining was visible on the asphalt floor beneath the O/W separator drum and along a crack or groove in the asphalt that extends approximately 10 feet away from the O/W separator in the westerly direction (Photo 7). The O/W separator equipment consisted of a barrel with a simple on/off valve at the base of the barrel. Oil reportedly enters the barrel through a hose at the top and the water from the separator is drained from the valve onto the asphalt floor. Periodically, oil from the O/W separator barrel is disposed of into the waste oil UST at the truck maintenance shop. This requires the oil inlet hose to be temporarily disconnected from the O/W separator barrel. During this time, the hose is placed on a sorbent pad and the oil allowed to drain onto the pad until the separator has been emptied. Runoff from this area is confined to asphalt-paved areas until it reportedly reaches catch basin #4 (CB#4) which drains into the Willamette River. A storage rack of miscellaneous pipe and other items was located along the building wall to the northwest of the O/W separator. No chemicals were observed to be stored in this area.

An apparently pressurized line feeding to the main plant building was observed to be leaking product at a joint located just outside of the engine room office. Some oil staining of the asphalt beneath the leaking joint was evident. Facility personnel did not know what the product in this line was.

The interior of the engine room is used to house the machinery for the main plant building. Numerous five-gallon containers of machinery oil were observed in this room. Some sorbent material appeared to be used on the concrete slab floor within the room to absorb minor oil spillage resulting from maintenance of the machinery in this area.

Maintenance shop

The outside area of the maintenance room (shop) was observed to be free from the storage of chemical materials and other items. No obvious staining of the asphalt in this area was visible.



The interior of the maintenance room was observed to be free from the storage of large quantities of chemical materials. A flammable liquid storage cabinet was observed in the northern corner of the room. A floor drain and sink basin also are located in the vicinity of the flammable liquid storage area. Some minor oil staining was observed throughout the shop on the concrete slab, but appeared concentrated around the drill-press area.

Ice Building

The ice building consists of an approximately 50-foot high, steel-frame building used for the manufacture of ice. Chemicals used in the ice-making process and stored on the elevated platform include an approximately 100 gallon drum of chlorodifluoromethane, and numerous gallon sized containers of vacuum pump oil and C-4 refrigeration oil. No evidence of spillage was observed in this area of the facility. Any spillage of chemical materials on the platform would be expected to run-off to the asphalt pavement on the ground level. No evidence of chemical spillage was identified on the paved ground beneath the ice maker. A chemical storage area is located on the lower level of the ice building. Chemicals stored in this area included various types of refrigerants, compressor oils and other caustic chemicals. Some corrosion of the steel cabinets was noticeable in this room. No evidence of major spillage was observed in the vicinity of the stored chemical materials and no open floor drains were observed.

Vehicle Maintenance Shop

The vehicle maintenance shop consists of a steel-frame, steel sided warehouse-type building on concrete slab. Two vehicle entrance doors exist on either end of the building. A maintenance pit runs the length of the building.

An approximately 20-foot long by 5-foot deep maintenance pit spans the majority of the building. Waste oil from the pit reportedly drains into a catch basin, and is then gravity fed into a 275-gallon waste-oil UST, located at the northwestern corner of the building. Minor oil staining was observed throughout the maintenance shop facility and was concentrated within the maintenance pit. A flammable storage closet was mounted on the wall in the southeastern portion of the building, and was observed to contain miscellaneous quart to gallon-size paints, solvents, epoxy and fibre-glass resins. All chemical and hazardous materials within this building appeared to be properly maintained.

Visible surficial staining was observed outside of the vehicle maintenance shop in the area of the waste oil UST and appears to have originated from some spillage of a 5-gallon drum located adjacent to the observed stain near the entrance door to the maintenance shop (Photo 4). According to Mr. Holtz, the drum contains a solvent used for cleaning up oil. Two additional drums of unknown contents (55 and five gallons) also are located in this area (Photo 4). A white 10- by 20-foot storage container was observed directly southwest of the truck



maintenance shop building and according to Mr. Holtz, was used for the storage of vehicle oil and antifreeze during operation of the facility. No visible staining was observed on the ground surface in the immediate area of the storage container. Numerous pallets and pieces of metal piping were identified southeast of the white container. No issues of potential environmental concern were noted in this area. The area located immediately south and southwest of the truck maintenance building was free from the storage of any materials, and no staining of the ground surface was observed. Numerous 55-gallon drums of machinery oil and lubricants were observed on pallets in the vicinity of the former live chicken storage area (Photo 5) and appeared ready for transfer off-site. One five-gallon container was labeled as containing electrical insulating oil. Oils of this nature are sometimes manufactured to contain PCBs. According to Mr. Holz, the drums were formerly stored in the chemical storage area outside the boiler room as this area.

Pump House

The pump house consists of a wood-frame structure on concrete slab. It contains the pump equipment used to pump groundwater. Numerous chemicals associated with the treatment of water and maintenance of the pump are stored in this building. No major staining of the concrete slab was visible. A floor drain was observed near the center of the pumphouse interior. No records of the drainage pathway were identified for this floor drain.

Office Trailer

The office trailer (Photo 2) was vacant and empty at the time of the site reconnaissance. According to Mr. Porter, no chemical materials, other than small quantities (less than 1 gallon) of household cleaning chemicals, were ever stored within the trailer. At the time of the site visit, the leased trailer was ready to be towed off-site.

4.2 FUEL STORAGE TANKS

AEE has identified that at least four decommissioned or active UST and one active AST are associated with the subject site. These include a one waste oil UST, two diesel USTs, one gasoline UST and a propane tank. The UST are all located on the northern half of subject site and the propane AST is located on the southern half of the site.

Active USTs

One active, 275 gallon waste oil UST is currently registered for the subject site. According to Mr. Harold Holtz, facility maintenance staff, annual tank tightness testing is performed on the UST. Reportedly, the tank has tested tight on every occasion to date. The waste oil UST is currently used for the disposal of oil from the truck maintenance shop and from the oil water separator.



Decommissioned USTs

In addition to the former 6,000 gallon UST previously identified on the subject site to the west of the boiler room (Photo 3), AEE identified two additional on-site USTs which were located in the northeastern corner of the site and were reportedly removed when the feed mill closed prior to 1994. The records reviewed by AEE indicate that the tanks consisted of one 7,000 gallon diesel UST and one 6,000 or 7,000-gallon gasoline UST. According to Mr. Gary Gann, truck shop manager, the UST(s) may have actually been located on the adjacent CENEX site (now Dallas & Mavis), which was at one time part of the Lynden Farms facility. This corresponds to DEQ UST cleanup records for the CENEX property (referenced in section 5.1 as the CENEX Mill facility). A site plan provided to AEE by Foster Farms confirms the location of the waste oil UST and the diesel UST located north of the boiler room. Environmental records obtained at the DEQ relating to the USTs on the site are discussed in section 5.2.

ASTs

One above-ground 1,000 gallon propane fuel storage tank is located along the southern property line just to the east of the water reservoir. The tank appeared to be in good condition.

Several attempts were made by AEE to contact the City of Portland Fire Bureau for information concerning the on-site USTs. However, no response was received from the bureau.

4.3 CHEMICAL MATERIALS

A variety of chemical materials are in use on the plant property. Foster Farms maintains Material Safety Data Sheets (MSDS) for these materials at the facility. The MSDS were reviewed briefly by AEE personnel during the site visit. Due to the number of pages (approximately 125 pages) MSDS were not included as part of this report but would be available for review at Foster Farms. Copies of Chemical Inventory Sheets for the MSDS Products are presented in Appendix H.

Chemical materials were and are used for a variety of purposes at the site, and were observed in several of the on-site buildings and exterior storage areas. A detailed discussion of these observations is presented in Section 4.1.

4.4 REFUSE AND DEBRIS

The site was considered generally clean and free from the widespread dumping of litter and debris. One garbage dumpster was observed along the southern side of the main plant building, in the general area of the Chiller room (Photo 1).



4.5 SITE DRAINAGE

Site drainage at the site appears to be complex. The eastern, southern and southwestern portions of the property perimeter are unpaved and infiltration in these areas is expected to occur naturally. The remainder of the site is either asphalt- or concrete-paved. Drainage from paved areas occurs by means of eight catch basins and a large concrete gutter running east-west towards the western-most storm sewer line (running north-northwest). Catch basins CB#8, CB#3, CB#4 and CB#5 collect surface water runoff from the area of the live holding area, live receiving area, truck wash area and northern portions of the boiler plant vicinity and ice building vicinity. The catch basins are connected via a northwest and southwest running private storm sewer line to a rock filter berm, which then discharges down-slope into the Willamette River. The remaining catch basins are connected to the city storm sewer system. Numerous other drains which are collected to the sanitary sewer are located along the main plant building perimeter and to the southeast of the maintenance shop.

4.6 FILL AREAS

No evidence of recent fill activities was observed during the site reconnaissance. Previous subsurface environmental investigations conducted on-site identified that soils resembling dredge fill may be present on-site. Such dredge spoils are sometimes identified as originating from the Willamette or Colombia Rivers and may be associated with elevated levels of certain contaminants, including persistent chemicals such as DDT, dioxins, PCBs, and heavy metals.

4.7 WATER WELLS AND WATER SERVICE

One well pump house and associated 50,000 gallon water storage tank are located in the southern corner of the site. The well water was reportedly used as a potable water supply, which was supplemented by city water and used in the processing of poultry. The water undergoes chlorination and filtration through sand filters. Well logs were not available for the on-site well. However, the proximity to the Willamette River indicates that this well draws from a relatively shallow aquifer.

4.8 SEWER AND SEPTIC SYSTEMS

The subject site is located within the City of Portland and is connected to the City of Portland public sewer system. No records or evidence was found suggesting the presence of a former or current septic system.

4.9 ELECTRICAL UTILITIES AND TRANSFORMERS

Two pad-mounted electrical transformer units were observed on-site in the vicinity of the maintenance shop and ice building. The transformers were both labeled as owned by Portland



General Electric (PGE). The transformers are labeled as to the PCB-content. One contains less than 48 ppm (PGE #T145-750) and the other contains less than one ppm (PGE #T120-1500) polychlorinated biphenyls (PCBs) in the transformer oil. In accordance with EPA regulations (40 CFR 761.3), the release of PCB-containing transformer oil is the responsibility of the transformer owner (PGE).

4.10 SURFACE VEGETATION

Surface vegetation can be indicative of subsurface conditions, and may show signs of stress where contaminants have been discarded. Vegetation included small shrubs, trees, and grass in both landscaped and un-landscaped areas. No evidence of stressed vegetation was observed during the site reconnaissance.

4.11 ADJACENT PROPERTIES

The surrounding area is primarily commercial/industrial and appears to be used for a variety of shipping and transportation businesses. The subject site is bordered to the south and southwest by the Willamette River and the Port of Portland, to the northwest by the Dallas & Mavis Truck Forwarding Facility (formerly CENEX), to the southeast by EOFF Transportation and to the northeast and east by North Basin Avenue.

5.0 GEOLOGY AND HYDROGEOLOGY

Our understanding of subsurface conditions is based on available published documentation concerning local and on-site geologic conditions and a previous on-site environmental assessment conducted by E&ES, provided to AEE by Foster Farms.

5.1 GEOLOGY AND SOILS

According to E&ES subsurface investigation results, the subsurface lithology encountered at the site was observed to resemble dredge fill or alluvial overbank deposits, with soils consisting of very dark gray to black silts, sandy silts, silty sands and sands. The units reportedly range from less than one inch to over two feet in thickness and were identified as being discontinuous across the subject property. Generally, the subject site is located on a flood plain of the Portland Basin which is underlain by consolidated Eocene/Miocene volcanics. Pliocene deposits, consisting of fine sands, silts and clays, typically overlie these volcanic rocks and comprise the Troutdale formation, which is known to be over 1000 feet thick in the Portland area.

According to the 1974 edition of the Soil Survey of Multnomah County, Oregon, the soils in the vicinity of the subject site are mapped as the Hillsboro-Gee-Odne association, a somewhat



poorly-drained stratified silt loam. These soils, which typically occur on 0 to 8 percent slopes, are found on eroded terraces that formed in old alluvium of the Columbia River.

5.2 HYDROGEOLOGY

Based on the reviewed work conducted on-site by E&ES, the groundwater table in the site vicinity of the site is expected to be approximately 16.5 feet below ground surface (bgs). Based on the proximity of the Willamette River, and the elevation of the site above the river, groundwater is anticipated to flow to the west-northwest.

6.0 VICINITY ENVIRONMENTAL RECORDS

A review was made of pertinent environmental records for those facilities in the site vicinity. The reviewed records include databases and files available from the Oregon DEQ, the Environmental Protection Agency (EPA), and local governmental agencies. The records search was performed in accordance with standards established by the ASTM in 1997. The reviewed records include:

Oregon State Lists

- DEQ List of Registered USTs
- DEQ UST Cleanup List (LUST)
- DEQ Environmental Cleanup Site Information System (ECSIS) and Confirmed Release List (CERCLIS and NPL Oregon state equivalents)
- Oregon State Listing of Solid Waste Disposal Permittees

Federal Lists

- U.S. EPA Resource Conservation and Recovery Act (RCRA)
 - Current RCRA Large Quantity and Small Quantity Generators
 - Current RCRA Treatment, Storage, and Disposal (TSD) Facilities, including Corrective Action Sites (CORRACTS) and non-CORRACTS facilities
- Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS - State and Federal Superfund)
- EPA National Priority List (NPL)
- Emergency Response Notification System (ERNS)



AEE's environmental records review is based on computerized data compiled by Environmental Data Resources (Southport, Connecticut). These lists are not necessarily complete or fully up-to-date. A copy of the EDR-Radius Report is attached in Appendix I.

AEE has attempted to evaluate the sites identified on these lists, based on their distance from and location relative to the subject site. Our identification of "upgradient", "downgradient" or "cross-gradient" facility locations is based on the anticipated northwest trending groundwater flow direction at the site.

6.1 REGISTERED USTs

Three USTs have been registered at the facility in the past and have been decommissioned. This list was last updated on March 1, 1998. No underground storage tanks are registered for the subject site or adjacent properties. Based on DEQ records, the existing waste oil tank therefore does not appear to be registered.

6.2 UST CLEANUP LIST (LUST)

Twelve leaking USTs were identified within a 0.5 mile radius of the subject site. The subject site is listed on the UST cleanup list. The UST cleanup sites and their respective locations with respect to the subject site are presented in Table 5.2. This list was last updated on March 1, 1998.

Table 5.2
Summary of LUST Facilities

Facility Name	Location	File Number/ Status	Distance/ Direction from Site	Gradient Direction from Site
Lynden Farms	6135 N. Basin Ave.	26-94-0012/ no NFA issued	0 miles	subject site
Viking Truck Terminal	6100 Basin Ave.	26095-0165/ NFA issued	<0.125 miles east	cross/up- gradient
CENEX AG	6147 N. Basin Ave.	26-94-0031 NFA issued	<0.125 miles north	cross- gradient
Oregon Freightways	5949 N. Basin Ave.	26-89-0152/ NFA issued	<0.125 miles south	cross- gradient



Facility Name	Location	File Number/ Status	Distance/ Direction from Site	Gradient Direction from Site
Pacific Detroit Diesel	5940 N. Basin Ave.	26-91-0241/ NFA issued	<0.125 miles south	cross-gradient
Dallas & Mavis	6220 N. Basin Ave.	26-90-0165/ NFA issued	<0.125 miles north-northwest	cross-gradient
GI Trucking/Roadway	5820 N. Basin Ave.	26-93-0143/ File closed	< 0.25 miles southeast	cross-gradient
Unidentified	5820 N. Basin Ave.	26-88-0022/ unknown	<0.25 miles southeast	cross-gradient
PIE Nationwide, Inc	5550 N. Basin Ave.	26-89-0065/ unknown	<0.5 miles southeast	cross-gradient
P.O.P. Ship Repair	5555 N. Channel Ave.	26-93-6019/ unknown	<0.5 miles southwest	down-gradient
Freightliner Corp.	5400 Basin Ave.	26-86-0005/ unknown	<0.5 miles southeast	cross-gradient
Western Paper Co.	6000 N. Cutter Cir	26-88-0008/ NFA issued	< 0.5 miles northeast	upgradient

DEQ files for the facilities were reviewed on August 5, 1998 at the DEQ Northwest Region office. Based on AEE's review of these facilities, the following facilities were identified as being significant based on their proximal and/or downgradient location with respect to the subject site, or the magnitude and nature of the reported release.

Lynden Farms

In 1991 a 6,000-gallon diesel UST was reportedly decommissioned by removal at the subject site. Two closure samples were collected approximately 12 feet below ground surface at the base of the UST cavity. TPH was detected in either sample (DEQ Method TPH-HCID). No NFA letter was present in the file for this decommissioning.

According to a UST decommissioning/change-in-service 30-day release notice, dated August 4, 1992, present in the DEQ file, a 275-gallon used oil UST was scheduled for decommissioning. It is unclear whether this referenced UST is the same as the waste oil UST currently located on-site near the truck maintenance building. Although documentation concerning the decommissioning, sampling and reporting for this UST was absent in the DEQ file, a letter dated January 11, 1994 was issued by attorneys Latham and Watkins indicating



that nine borings including soil and groundwater sampling had been conducted on the site in the area of the waste oil UST. No groundwater contamination was noted at that time. Soil samples identified that elevated concentrations of TPH, toluene and PCBs were present in soils in the vicinity of the waste oil UST. TPH ranged in value from non-detect to 857 parts per million (ppm). Toluene ranged from non-detect to 0.790 ppm and PCBs (Aroclor-1254) were detected at 1.8 ppm. The DEQ Initial Report Form identified that, based on the low levels of contaminants, soil removal was likely not required. A letter from Lyden Farms to the DEQ UST Duty Officer refers to a decommissioning of USTs (reportedly more than one) on September 15, 1990. No other documentation was present in the file and no NFA letter was identified. At this time, it is unclear where these tanks were located and how they relate to the previously discussed USTs.

Viking Trucking

Five USTs were decommissioned in July 1995 including two 12,000-gallon diesel USTs located in Pit A, one 12,000-gallon diesel UST located in Pit B and one 500-gallon waste oil UST located in Pit C. During the excavation of the tanks, low levels of soil contamination were noted in the two diesel tank pits. Maximum soil concentrations were detected at 36 ppm TPH-D. Groundwater was not encountered during the excavation of the tanks. A total of 24 tons of petroleum-contaminated soils (PCS) were removed off-site for thermal treatment. An NFA letter was issued for this facility on June 17, 1996. Although this facility is located immediately upgradient of the subject site, based on the nature and magnitude of contamination this facility does not appear to present a risk of significant impact to the subject site.

Cenex Mill Site (presently Dallas & Mavis)

A 7,000-gallon diesel UST and one 10,000 gallon Bunker C fuel UST were decommissioned in 1990 on the adjacent property to the north. This property was at one time associated with the subject site and used as a Feed Mill. According to a file map, the 7,000 gallon diesel UST corresponds to the diesel UST identified by Mr. Gunn. During a site assessment, diesel contamination was discovered. Soil samples collected from borings installed within the former UST cavity, revealed TPH-D concentrations as high as 3,200 ppm. Subsequently, 309 cubic yards of PCS were excavated and transported off-site. A maximum of 66 ppm TPH-D (below cleanup level) was detected in closure samples following excavation of the soil. No groundwater was encountered during excavation activities. An NFA letter was issued on July 12, 1994. Based on the nature of contamination at this facility, and the NFA determination, there does not appear to be a significant risk of environmental impact to the subject site.



Oregon Freightways

The file for this facility was archived at the time of AEE's file review. The NFA letter (dated December 21 1990) indicates that gasoline, diesel and waste oil contamination was discovered during UST decommissioning activities at the site. Reportedly 746 yards of PCS were taken to St. Johns landfill for disposal. Closure samples did not contain levels of TPH above DEQ cleanup guideline. PCBs and leachable metals were not detected, but chlorobenze was detected in soil samples at 4 ppm. Based on the NFA letter for this facility and the cross-gradient location of the facility with respect to the subject site, this facility is not expected to present a significant risk of environmental impact to the site.

Pacific Detroit Diesel

During decommissioning of a 1,000-gallon diesel UST, a 650-gallon waste oil UST and one 500-gallon diesel UST in 1991, PCS was discovered. A total of 300 yards of PCS were excavated in the vicinity of the 1,000 gallon UST. Two closure samples taken at this tank location tested below the DEQ cleanup level of 500 ppm. Groundwater was subsequently encountered at depths between nine and 12 feet and appeared to be contaminated. A total of 600 gallons of groundwater were pumped from the cavity. Groundwater returning to the cavity was sampled and tested for BTEX and TPH. BTEX and TPH were below cleanup levels. Based on this data, the cavity was determined by the DEQ to be clean. No soil contamination was identified during removal of the 500-gallon diesel UST and no groundwater was encountered. Soil contamination was encountered during removal of the 650-gallon waste oil UST. Maximum levels of contaminants were detected at 845 ppm, 37,881 ppm, 468 ppm and 3.1 ppm for TPH-G, TPH-D, Toluene and PCBs respectively. High levels of VOCs also were present in soil samples. No groundwater was encountered during the excavation of this UST. 120 yards of PCS were excavated and removed to Hillsboro Landfill. All closure samples were below DEQ cleanup levels for TPH, PCBs, VOCs and metals. An NFA letter was issued for the facility on May 28, 1992. Based on the NFA and the cross-gradient location of this facility relative to the subject site, there does not appear to be a significant risk of contamination to the subject site associated with this facility.

Dallas & Mavis Forwarding

One 1,000-gallon and one 10,000 gallons diesel UST were decommissioned by removal in May 1990. A total of 500 yards of PCS were excavated and treated on-site. Closure samples collected from the treatment pile contained TPH at concentrations lower than DEQs most stringent cleanup standards. No groundwater was encountered during excavation activities. An NFA letter, dated May 3, 1994 was issued for the facility. Based on the limited extent of contamination at this property, its down/crossgradient location relative to the subject site, and the NFA, this facility is not expected to present a significant risk of environmental impact to the subject site.



GI Trucking

According to the File, this facility is actually the site of a release resulting from an above-ground fuel storage tank. It was therefore added to the ECSI list (see section 5.1). The UST file was administratively closed on March 22, 1996.

Western Paper

One 10,000 gallon gasoline and one 10,000 gallon diesel UST were decommissioned by removal in 1988. Soil contamination was observed and 200 yards of PCS were excavated and removed off-site. No visible contamination and odor remained in the cavity. Maximum TPH-G levels were 9.4 ppm. An NFA, dated June 25, 1990 was issued for the facility. Based on the distal location of this facility, the nature of the release and the NFA, this facility is not expected to present a significant risk of environmental impact to the site.

The remaining facilities were evaluated based on their distance and gradient location to the subject site and do not appear to present a significant risk of environmental impact to the site at this time.

6.3 SOLID WASTE DISPOSAL PERMIT LIST (OREGON)

No permits for any active or closed solid waste disposal facilities located within a 0.5 mile radius of the subject site were identified on this list which was last updated December 31, 1997.

6.4 DEQ ENVIRONMENTAL CLEANUP SITE INFORMATION SYSTEM (ECSIS)

This database is regarded as the state equivalent of the federal CERCLIS listing, and includes the following: 1) sites where there has been a confirmed release of a hazardous substance, 2) sites where there has been a confirmed release and investigation, or where cleanup has been initiated or completed, and 3) sites where there has been no confirmed release but for which the DEQ has received information indicating there may have been a release of hazardous substance. Four of these facilities were identified within a 0.5 mile radius of the subject site. Two of these are located within 0.25 miles of the site. Table 6.4 summarizes the facilities on this list and their respective locations relative to the subject site. This list was last updated in January, 1998.



Facility ID	Facility Name	Address	gradient direction and direction
260	Island Holdings, Inc.	5885 N. Basin Ave.	cross-gradient, 0.125-0.25 miles southeast
1840	GI Trucking/Roadway	5820 N. Basin Ave.	cross-gradient, 0.125-0.25 miles southeast
115	Freightliner Corp.	5400 N. Basin Ave.	cross-gradient, 0.25-0.5 miles southeast
1306	Mocks Bottom	N. of Swan Island	upgradient, 0.25-0.5 miles north

Details of the one facility located within 0.5 miles upgradient of the subject site is provided below. The other facilities appear to present a low potential to adversely impact the subject site, based on their cross-gradient positions.

Mocks Bottom

According to the ECSI Site Summary Report, there is little information available for the Mock's Bottom facility. The nature and extent of contamination at this facility is not indicated. The site was apparently added to CERCLIS on January 1982 but was not identified as part of the CERCLIS review. The most recent administrative activity for this property occurred in 1994, at which time a Site Screening at Mock's Bottom was recommended by DEQ. Based on the ECSI Site Summary Report, the site has been given a low priority status and at this time does not appear to present a significant risk of environmental impact to the subject site.

6.5 DEQ CONFIRMED RELEASE LIST

The Confirmed Release List contains those sites where a release has been confirmed. One facility was identified on the CRL within a one-mile radius of the subject site. The facility is identified as Automatic Vending, located at 5001 N. Lagoon Rd. and was also identified on the ECSI list. Based on its downgradient and southern location with respect to the subject site, this facility does not present a risk of environmental impact to the subject site. The list was last updated April 23, 1998.

6.6 RCRA LISTS

A listing of hazardous waste generators and transporters, and treatment, storage, and disposal (TSD) facilities is maintained by the EPA, as follows.



6.6.1 RCRA Treatment, Storage, and Disposal Facilities

No TSD facilities within a 0.5 mile radius of the subject site were listed on this database, last updated January 1, 1998.

6.6.2 RCRA Corrective Action Sites List (CORRACTS)

No TSD facilities undergoing corrective action were listed on this database, within a one-mile radius of the subject site. The CORRACTS list was last updated December 15, 1997.

6.6.3 RCRA Generators

No RCRA Generator facilities were identified for the subject site or adjacent properties. This database was last updated January 1998.

6.7 CERCLIS LIST

No CERCLIS facilities within a 0.5 mile radius of the subject site were reported on this list, last updated June 15, 1998.

6.8 NATIONAL PRIORITY LIST (NPL)

No facilities within a one-mile radius of the subject site are listed on the EPA's NPL list, last updated in March 6, 1998.

6.9 EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)

The Emergency Response Notification System (ERNS) is a national database which compiles information on reported releases of petroleum and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the U.S. Coast Guard, the National Response Center and the Department of Transportation from the time period of October 1986 through June 30, 1998. No listing for the subject site or adjacent properties were identified on the ERNS list.

7.0 CONCLUSIONS AND RECOMMENDATIONS

AEE performed this Phase I ESA at the subject site. Five previous environmental investigations were completed at the site. The investigations identified several areas where heavy oil range TPH (below DEQ cleanup levels) were detected in soils. The Highest concentrations of heavy oil range TPH were detected in samples collected near the oil/water separator and former chemical storage area (west of the boiler room). PCBs were detected above DEQ soil cleanup levels in the vicinity of the oil/water separator, engine room and a UST cavity north of the



boiler room. However, no widespread soil or groundwater PCB contamination was discovered as part of the previous investigations. The apparently limited PCB contamination on the subject site appears to have resulted from past on-site practices prior to Foster Farms beginning operations at the facility.

AEE did not identify the potential for widespread subsurface contamination resulting from past or current site use. However, the following issues of potential environmental concern were noted on the subject site.

Although previous subsurface work conducted at the subject site has reported that contamination in the vicinity of the present and former on-site USTs and other areas previously identified is low, a low risk of environmental impact to subsurface soils remains at the site. In particular, TPH and PCB contamination was identified in the past in the vicinity of the former USTs and in soils in the vicinity of the oil/water separator and engine room. Numerous areas of surficial staining of asphalt and concrete were noted throughout the subject site, and generally coincided with areas identified in the previous report. These included heavily oil-stained areas in the vicinity of the boiler room and oil/water separator, a stained asphalt surface adjacent to a solvent drum near the entrance to the truck maintenance shop and a former battery storage area where visible staining of the concrete was observed. Previous environmental explorations of the site have not revealed TPH levels above DEQ cleanup levels for the identified areas of potential concern. However, it should be noted that visible and widespread ground surface staining was observed at the facility. Pockets of soil above TPH cleanup levels may exist on the premises and may be encountered during future on-site excavation or grading activities. In addition, dredge fill, if present, may contain contaminants which have not yet been tested for at this site. If excavation is planned at this site, then a more comprehensive sampling plan than what has previously been undertaken is recommended.

A drum of solvent was identified near the entrance door to the truck maintenance building. Some spillage of the drum contents was visible on the asphalt surface. AEE recommends that soil samples be collected from the stained area to determine whether subsurface contamination has occurred in this area.

Heavy soil staining was observed in the area of the oil/water separator and appeared to be concentrated on the asphalt immediately surrounding the separator and along a crack or groove in the asphalt that extends approximately 10 feet away from the separator. Because the PCB contamination could result in cleanup liability, AEE recommends that soil samples be collected from the stained area to evaluate the extent of PCB and TPH contamination. Prior work at the site has revealed PCB-contaminated soils in this area. If DEQ becomes aware of the PCB contamination, this could result in a listing of the site by DEQ and a requirement for cleanup. AEE is unaware of any reporting requirements at this time.



Heavy oil staining also was observed in the former chemical barrel storage area to the west of the boiler room. AEE recommends that soil samples are collected in this area to evaluate the extent of soil contamination.

We appreciate the opportunity to have served you on this project. If you have any questions or desire further information, please feel free to contact the undersigned at (503) 639-3400.

Sincerely,

AGRA Earth & Environmental, Inc.



Leo M. Rebele
Environmental Scientist



John L. Kuiper, P.G.
Associate

LMR/skh





PORTLAND, OREG.—WASH.

SW/4 PORTLAND 15' QUADRANGLE
N4530—W12237.5/7.5

1961
PHOTOREVISED 1970 AND 1977
AMS 1475 II SW—SERIES V892

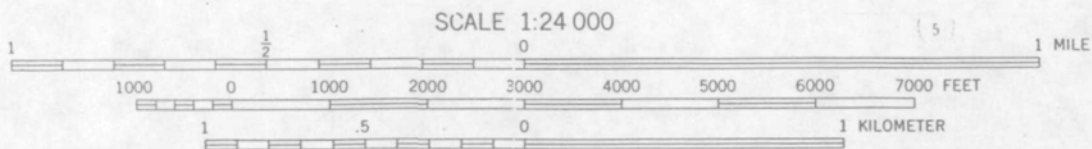
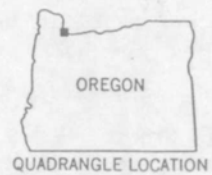


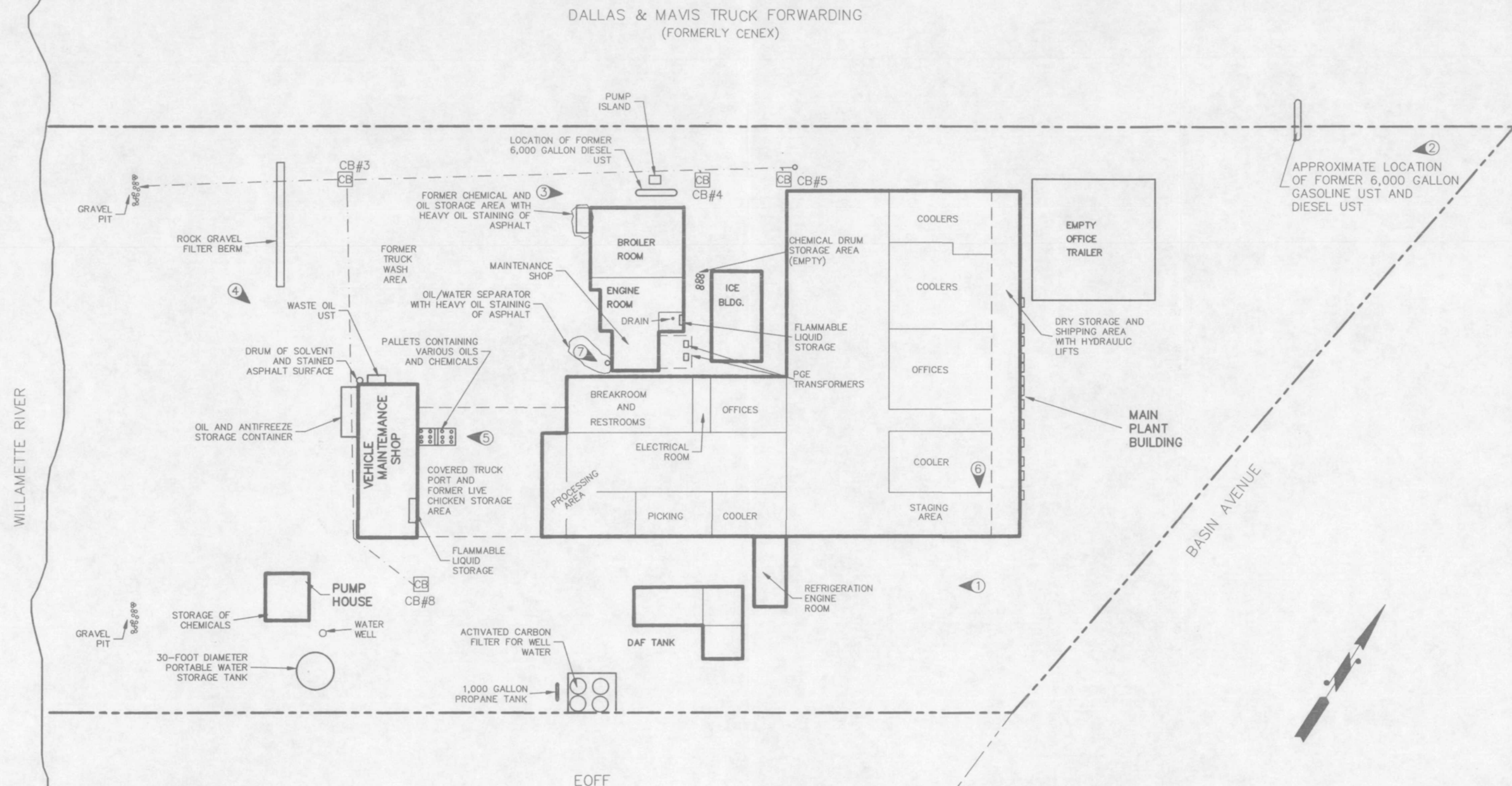
FIGURE 1

AGRA
Earth & Environmental
7477 S.W. Tech Center Drive
Portland, OR, U.S.A. 97223-8025

W.O.	8-61M-9913-0
DESIGN	LMR
DRAWN	DRF
DATE	AUG. 1998
SCALE	NTS

PHASE I ESA - LYNDEN FARMS PROPERTY
6135 BASIN AVENUE
PORTLAND, OREGON

SITE LOCATION MAP



LEGEND

- ⑥ PHOTOGRAPH NUMBER AND DIRECTION

NOTE: EXISTING SITE FEATURES FROM FIELD MEASUREMENTS BY AEE EMPLOYEES.
LOCATION OF THESE FEATURES ARE NOT FROM DATA GATHERED BY A REGISTERED
LAND SURVEYOR AND SHOULD BE CONSIDERED APPROXIMATE.



W.O.	8-61M-9913-0
DESIGN	LMR
DRAWN	DRF
DATE	AUG. 1998
SCALE	NTS

PHASE I ESA - LYNDEN FARMS PROPERTY
6135 BASIN AVENUE
PORTLAND, OREGON

SITE PLAN

FIGURE 2

Appendix A

Tax Assessment Records



AGRA Earth & Environmental

ENGINEERING GLOBAL SOLUTIONS



STEWART TITLE

AFTER RECORDING RETURN TO:

SAMUELSON PROPERTIES,
5000 EDENHURST
LOS ANGELES CA 90039

UNTIL FURTHER NOTICE, ALL FUTURE
TAX STATEMENTS SHALL BE SENT TO:
SAMUELSON PROPERTIES,
5000 EDENHURST
LOS ANGELES CA 90039
TAX ACCOUNT NO.: R 94117 1290

STATUTORY WARRANTY DEED

ROGER MORF, Trustee of THE HOWARD MORF FAMILY TRUST dated May 31, 1972, as amended and restated to date, Grantor, conveys and warrants to SAMUELSON PROPERTIES, a California General Partnership, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in MULTNOMAH County, Oregon, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The said property is free from encumbrances except: Rights of the public and governmental bodies in and to any portion of the premises herein described lying below the high water mark of the Willamette River, including any ownership rights which may be claimed by the State of Oregon below the high water mark; any adverse claim based upon the assertion that some portion of the said land has been created by artificial means or has been formed by accretion; Conditions and Restrictions in Deed Book 1954 page 336; Conditions and Restrictions in Deed Book 2005 page 627; Easement, for Electrical lines, telephone lines, and appurtenance granted to Portland General Electric Company Book 2040 page 528; Conditions and Restrictions in Deed 2054 page 646; Conditions and Restrictions, established by City of Portland Ordinance No. 119835 Book 232 page 274; Conditions and Restrictions including the terms and provisions thereof document: Notification of Administrative Action on Greenway Permit GP 10-88 Book 2125 page 2486; Deed of Trust with Assignment of Rents and Fixtures filing, Line of Credit Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder Recorded Fee No. 95 049604, which the Grantee herein assumes and agrees to per the terms thereof; Unrecorded Lease and Option Agreement, including the terms and provisions thereof Fee No. 95036617, said Lease Option Agreement was amended by Amendment to Lease and Option Agreement dated May 31, 1993 as disclosed by said Assignment of Lease Nee No. 95 049606, the lien of the above Unrecorded Lease and Option Agreement was subordinated to Deed of Trust Fee No. 95 049604; Assignment of Leases and Rents, including the terms and provisions thereof Fee No. 95 049605, given as additional security.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$1,375,000.00.

Dated this 30 day of June, 1995.

THE HOWARD MORF FAMILY TRUST

By: Roger Morf Trustee
ROGER MORF, TRUSTEE

NOTARY ATTACHED PAGE 2

1 of 2

95 78570

July 3, 1995

Stewart Title 95/00717
LE

Order No. 95100747-M

EXHIBIT "A"

A tract of land situated in Section 17, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at a point in the Westerly line of North Basin Avenue (80 feet wide) (Engineer's center line Station 19+39.35), said point being 1,374.69 feet North and 1,789.88 feet West of the Southeast corner of said Section 17; thence leaving said Westerly line of North Basin Avenue, South 37 degrees 45' 00" West, 637.18 feet to a point on the harbor line as established by the Federal Government; thence North 52 degrees 15' 00" West, along said harbor line, 321.82 feet to the southerly corner of that certain tract of land described in deed to CENEX AG, Inc., recorded April 22, 1982, in Book 1590, Page 1799, Deed Records; thence along the Southeasterly line of said CENEX AG, Inc. tract North 37 degrees 45' 00" East, 707.79 feet; thence North 43 degrees 21' 28" East, 203.67 feet to a point on the said Westerly line of North Basin Avenue; thence South 9 degrees 47' 00" East, along said Westerly line of North Basin Avenue, 376.32 feet to a point of curvature; thence along a curve to the left having a radius of 215.00 feet and a central angle of 8 degrees 16' 09" for a distance of 31.03 feet, said curve being subtended by a chord bearing South 13 degrees 55' 05" East, 31.00 feet to the point of beginning.

STATE OF WASHINGTON

COUNTY OF GRANT

On JUNE 30, 1995, personally appeared the above named ROGER MORF, TRUSTEE OF THE HOWARD MORF FAMILY TRUST DATED 05/31/72 AS AMENDED AND RESTATED TO DATE and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Catherine F. Howland
Notary Public for
WASHINGTON
My commission expires 11-22-96



2

STATE OF OREGON
Multnomah County

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the foregoing instrument of writing was received for record and recorded in the record of said County

95 JUL -3 PM 1:52

RECORDING SECTION
MULTNOMAH CO. OREGON

Vol / Page 95 78570

witness my hand and seal of office affixed.

Recorder of Conveyances

C. Swick

Deputy

July 3, 1995

Appendix B

Aerial Photographs



AGRA Earth & Environmental

ENGINEERING GLOBAL SOLUTIONS



1971 AERIAL PHOTOGRAPH





1986 AERIAL PHOTOGRAPH



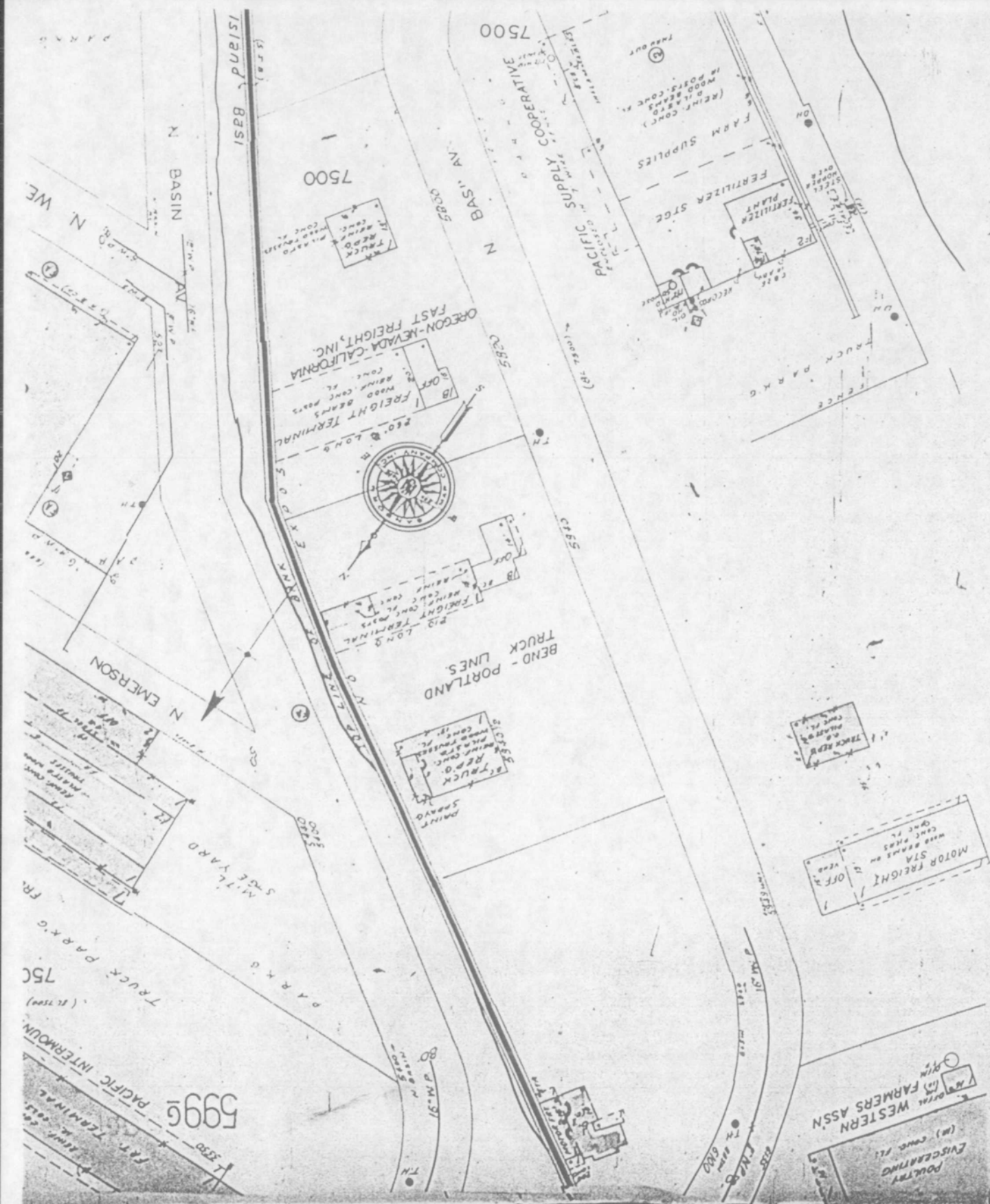
Appendix C

Sanborn Maps



AGRA Earth & Environmental

ENGINEERING GLOBAL SOLUTIONS



Appendix D

Municipal Records



AGRA Earth & Environmental

ENGINEERING GLOBAL SOLUTIONS

REPORT OF BUILDING INSPECTION

6135 N. Basin Ave. Between _____ and _____
 Lot pt. TL 3 Block in SE Sec. 17-1N, 1E-Mocks Bottom addition
 Owner Western Farmers Assn. Address Seattle, Wn.
 Contractor Weitz-Bettelsater Eng. Address Kansas City, Mo.
 1 Story, Class IV, Grade E-3, F.D. 4 Zone M2 Cost \$75,000.

DATE	HOUR	Feed Plant	REMARKS
		80x160 whse.	RGR-Secure separate sprinkler per Sewer approved for depth - As corrected for whse Storm water & bsmt. seepage water to river.
7-22-60	4:20	Call - CD to pour 'W' walls & ftgs	OK
7-25-60	4:20	Call - CD to pour 'E' walls & ftgs	OK
7-29-60	3:25	Call - CD to pour 'S' wall & ftgs	OK
8-5-60	10:55	CALL - CD TO POUR SECT OF 1ST FLR SLAB & EAST MAIN WAREHOUSE FTG WALL	OK
8-8-60	4:15	Call - CD to pour center sect floor slab	OK
8-9-60	3:35	CD to pour 'NE' sect floor slab	OK

DATE	HOUR	REMARKS
8-11-60	4:20	call CD to pour bal. floor slab & beams <i>FLK</i>
8-26-60	3:00	Steel framing being inst. <i>FLK</i>
9-8-60	3:50	CD to pour porch's side <i>FLK</i>
9-12-60	4:15	ok Root & flashing siding inst. <i>FLK</i>
9-21-60	4:10	Slab done tests little low - add sup. <i>FLK</i>
21 Oct 60	11:30	toed to pour office - lunch room deck. - No concrete sup. <i>FLK</i>
		told to eat now <i>FLK</i>
6 Dec 60	11:20	complete & map in roof flash. <i>FLK</i>
14 Feb 61	3:20	completed the plan <i>FLK</i>
		<i>Ellen A. Lora</i>

Date 5-6-63

Permit No. 404389

REPORT OF BUILDING INSPECTION

6135 N Basin Ave. Between Swan Island and
Lot TL (52) Block in Sec. 17, 1N, 1E Addition
Owned Western Farmers Assoc. Address Elliott Ave., Seattle
Contractor Gordon Johnson / Sabresteel, Address
Kansas City, Lake Oswego, Ore.
1 Story, Class IV, Grade F-2 F. D. 4 Zone M 2 Cost \$240,000

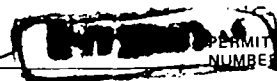
DATE	HOUR	Dunnigan JPA	REMARKS
		1/2 Sec. 2426; poultry and egg processing.	
		1 story steel bldg.	
5-8-63	12:10	AREA FILLED WITH GRAVEL	B.W.M.
6-7-63		EXCAVATING FTGS	R.M.M.C.
6-11-63	10:30	CALL - CD - TO POUR FTGS. OK STEEL CK.	2/2/63
6-24-63	10:45	CALL - CD TO POUR 2 FLOORS FLR SLAB	B.W.M.
6-25-63	12:15	CALL - Floor slab NO steel NO mesh	H.B.P.
6-25-63	4:00	CALL BACK - OK TO POUR 2 Floor Slabs	H.B.P.
6-26-63	3:50	C - OK TO POUR 2 Floor slabs (2nd Row South)	H.B.P.
6-27-63	4:00	CALL - Not Levelled - No screeds - No mesh	H.B.P.
7-2-63	12:30	O.K. pour footings for retaining wall - E. side	E.P.

DATE	HOUR	REMARKS	
7-5-63	10:45	C - cd to pour 1 FLR Slab UNIT (A w/35)	H.B.P.
7-8-63	3:30	Cl. cd. pr. ret. wall on east side	E.P.
7-26-63	2:45	Cl. cd. pr. deck Slab Sec-B-2-10	
7-26-63	3:00	Visg. required according to plan. contractor and	
7-30-63		Engineer says agreed with owner not needed	E.E.P.
7-30-63	11:00	Not ready	E.E.P.
7-30-63	2:15	cl. cd. pr. ret. wall footing on west side	E.E.P.
8-1-63	4:10	cl. cd. pr. ret. w. & loading dock deck	E.E.P.
8-2-63	10:30	Cl. cd. not ready	E.E.P.
8-2-63	4:00	Cl. back - o.k. pr. dock leveler pit	E.E.P.
8-5-63	11:00	West side of slab not ready pouring loading dock	E.P.
8-6-63	1:15	o.k. pr. butchering room floor	E.E.P.
8-8-63	11:20	cl. cd. pr. Scale pit	E.E.P.
8-9-63	12:15	cl. cd. pr. Center hallway slab	E.E.P.
8-12-63	10:30	cl. cd. pr. 2nd section South slab	E.E.P.
8-15-63	11:15	Cl. cd. pr. 1st section north in gutter area	E.E.P.
8-19-63	11:35	o.k. pr. east slab of center section	E.E.P.

FIELD INSPECTOR

ADDRESS:

6135 N. BASIN



INSPECTOR'S DATA SHEET

DATE	HOUR	REMARKS
2-3-81	10:00	Call - fdn. - cd. OK to pour fdn. & floor peds at south wall. - A.D.M.
2-11-81	11:00	Call - frame - cd. steel at sump - OK - A.D.M.
2-17-81	9:30	Call - ftg at grease pit - cd. OK to pour A.D.M.
2-20-81	9:55	Call - fdn walls at grease pit - cd. OK to pour
2-25-81	9:45	Call - slab - not ready - A.D.M. / A.D.M.
2-26-81	9:30	Call - slab - cd. OK to pour - A.D.M.
2-26-81	9:35	Call - feds - cd. OK to pour concrete apron at doorways. - A.D.M.
2-13-81	9:45	CK - work complete - appears OK - A.D.M.
		fill
		A.D. Montague

PLEASE PRINT CLEARLY - THIS IS A PERMANENT RECORD

APPLICATION FOR PERMIT
BUREAU OF BUILDINGS, CITY OF PORTLAND, OREGON

W 22

APPL NO. 4031 DATE DEC 21 1980
ADDITIONAL WORK: WRECK REPAIR ADDITION CHANGE OCCUR ALTER
MOBILE HOME NEW CONSTRUCTION
FAMILY UNITS ROOMS STORIES

APPLICANT PLEASE COMPLETE AREA BOUNDED BY HEAVY LINE (PRINT IN INK)

NUMBER AND STREET 6135 N BASIN ST.
BETWEEN SWAN CROSS STREETS
LOT TAX LOT 52 BLOCK
ADDITION Sec. 17 1 North 1 East
SIZE OF LOT 10.71 A. SIZE OF BLDG 60 X 30 OCCUPIED AS SHOP
OWNER LYNDEN FARMS ADDRESS SOME
BUILDER TRUSS-T-STRUCTURES ADDRESS 200 PAC HWY VILLY, OR
PLANS BY TRUSS-T-STRUCTURES ADDRESS

BUILDER'S LICENSE STATE NO. CITY NO.
PURSUANT TO ORS 701.055 (2) and (3).
MY REGISTRATION IS IN FULL FORCE AND EFFECT. PLEASE INITIAL

EQUAL EMPLOYMENT OPPORTUNITY CCD NO. \$25,000.
ESTIMATED VALUATION OF COMPLETED JOB

Preliminary Meeting No.

PRINT BELOW, IN INK, A BRIEF DESCRIPTION OF WORK TO BE DONE:

Add 30' To existing Bldg.

Part of Portland
UNDER FLOOD HAZARD
Appeals:

USE EXISTING SEWER ON
PROPERTY WITH APPROVAL
OF PLUMBING DIVISION

No plumbing on this permit

provide auto spa by separate permit from FMO

PERMIT NO. 25,000 00
VALUATION 112 00
PERMIT FEE
SURCHARGE
MICROFILM FEE
DANGEROUS BLDG. ENF
DRIVEWAY FEE
RECEIPT NO. 192332A
PLAN CHECK/PROCESS FEE
AMOUNT 72.50
RECEIPT NO. 190584A
COMPUTED BY
DATE DEC 21 1980
FIRE DISTRICT 2026
LAND USE ZONE M-2
OCCUPANCY GROUP 1-1 CONSTR. TYPE
BUILDING CODE B-31
NEIGHBORHOOD I-N

INITIALS BELOW IDENTIFY
PERSON RESPONSIBLE FOR
APPROVAL OF SPECIFIED ITEM.

ITEM	APP'D BY	DATE
1 DRIVEWAY	<u>SH</u>	<u>1-7-81</u>
2 WASTE	<u>MTK</u>	<u>1-14-81</u>
3 M.F.E.C.	<u>GW</u>	<u>1-20-81</u>
4 SAN SEWER	<u>MTK</u>	<u>1-14-81</u>
5 STORM SEWER	<u>GW</u>	<u>1-22-81</u>
6 HOUSE NUMBER	<u>SH</u>	<u>1-7-81</u>
7 PLBG.	<u>GW</u>	<u>1-22-81</u>
8 ZONING	<u>MTK</u>	<u>1-19-81</u>
9 PLAN EXAMINER	<u>MTK</u>	<u>1-14-81</u>
10 FIRE MARSHAL	<u>GW</u>	<u>1-22-81</u>
11 STRUCT. ENGINEER	<u>TRUSS</u>	<u>1-22-81</u>
12 TRAFFIC		
13 PERMIT ISSUED		<u>JAN 22 1981</u>

SEPARATE PERMITS REQUIRED FOR:

	X	SPRINKLER SYSTEM	X
PLUMBING	X	SIGN	X
HEATING INSTALLATION	X	CURB CUT AND DRIVEWAY	X
ELECTRICAL	X	ELEVATOR AND DOORS	
VENTILATION		RANGE HOOD AND VENT	
INCINERATOR			

APPROVED PERMIT INCLUDES ONLY WORK DESCRIBED ABOVE AND/OR ON PLANS AND SPECIFICATIONS BEARING THE SAME PERMIT NUMBER AND WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF PORTLAND, OREGON

APPLICANT TRUSS-T-STRUCTURES TELEPHONE NO. 503-981-9581
Owner or Authorized Agent (Print)

SIGNATURE Wendell Schulte TITLE Sales

NOTE: KEEP BUILDING PERMIT AND COPY OF APPLICATION ON PREMISES UNTIL FINAL INSPECTION FOR WHICH YOU MUST CALL Building Inspection 240-5577

Date _____

CITY OF PORTLAND, OREGON
BUREAU OF BUILDING

ICE PLANT

7-25-63

Permit No. 406349

REPORT OF BUILDING INSPECTION

6135 N Basin / Mocks Bottom

Between

and

Lot **

Block

in

Addition

Owner Western Farmers Association

Address

16640 SE Division St.

Contractor Sabre Steel Bldg. Co.

Address

111 Foothills Rd., Lk. Oswego

1

Story, Class

V

Grade F 2

F.D.

4

Zone

M

2 Cost \$5200

50

DATE	HOUR	JPA	REMARKS
			**T. L. 52 Sec. 17 1N, 1E (See plot plan on drwgs.) 1/4 Sec. 2426; ice plant For off-st. parking see per. 404389.
8-1-63	4:10		not started E.E.P.
8-2-63	9:00		checked location E.E.P.
8-6-63	11:30		not started E.E.P.
8-12-63	10:30		not yet E.E.P.
8-23-63	11:30		Bottom slab poured w/o inspection E.E.P.
8-28-63	11:40		Material on Job for ice house E.E.P.
8-29-63	3:30		O.K. pr. ice house foundation slab E.E.P.
9-11-63	10:30		Erecting wall panels E.E.P.

6135 N. Basin

ICE Plan $\frac{1}{2}$

406349

DATE	HOUR	REMARKS
9-19-68	12:30	nails up on ice house
1-20-69	12:15	no corr. made on door lock
3-20-69	11:20	no corr. yet
4-7-69	4:15	no corr.
4-24-69	12:20	no corr. on door lock
11-4-68	11:45	LOCK CORRECTED

FILE

Joe Blum

FILE

Leo Beer

FIELD INSPECTOR

APPLICATION FOR PERMIT
BUREAU OF BUILDINGS, CITY OF PORTLAND, OREGON

W-23

APPL. NO. 5011 DATE REC'D _____ NEW CONSTRUCTION ☒ ALTERATIONS ☐

MOVE ☐ WRECK ☐ REPAIR ☐ ADDITION ☐ CHANGE OCCU. ☐ ALTER ☐

FAMILY UNITS _____ ROOMS _____ STORIES _____

APPLICANT PLEASE COMPLETE AREA BOUNDED BY HEAVY LINE (PRINT IN INK)

NUMBER AND STREET 6135 North BASIN 9703

BETWEEN _____ (NAME CROSS STREETS)

LOT TOWNSHIP 1 NORTH RANGE 1 E BLOCK 16 52

ADDITION _____

SIZE OF LOT _____ SIZE OF BLDG. 16x30 OCCUPIED AS RW

OWNER WESTERN FARMERS ADDRESS 6135 N. BASIN

BUILDER JOHN CRASMAN ADDRESS SAME

PLANS BY WESTERN FARMERS ADDRESS SAME

BUILDER'S LICENSE STATE NO. _____ CITY NO. _____

EQUAL EMPLOYMENT OPPORTUNITY CCO NO. _____

ESTIMATED VALUATION OF COMPLETED JOB 5000.00

PRINT BELOW, IN INK, A BRIEF DESCRIPTION OF WORK TO BE DONE:

16x30 FOUR FLOOR AND FOOTER AND ERCT BUILDING

PERMIT NO. 520872

VALUATION 5000

PERMIT FEE 32.00

HOUSE NO. FEE _____

DRIVEWAY FEE _____

TOTAL FEE _____

RECEIPT NO. 13504A

PLAN CHECK FEE 20.80

AMOUNT 13504A

RECEIPT NO. 13504A

COMPUTED BY _____

DATE 12-20-78

FIRE DISTRICT 3 1/2 SECTION 2526

LAND ZONE M-2 CHK'D BY _____

OCCUPANCY GROUPS _____

BUILDING CODE 3-2 CONSTR. TYPE IV

INITIALS BELOW IDENTIFY PERSON RESPONSIBLE FOR APPROVAL OF SPECIFIED ITEM.

ITEM	APPRO'D BY	DATE
1 DRIVEWAY	<u>NR</u>	
2 INDUS. WASTE		
3 M.F.E.C.		
4 SAN SEWER		
5 STORM SEWER	<u>CELE 12-20-78</u>	
6 HOUSE NUMBER	<u>NR</u>	
7 PLBG.	<u>CELE 12-20-78</u>	
8 ZONING	<u>CELE 12-20-78</u>	
9 FIRE MARSHAL	<u>CELE 12-20-78</u>	
10 PLAN EXAMINE	<u>CELE 12-20-78</u>	
11 STRUCT. ENGINEER		
12 TRAFFIC		
13 PERMIT ISSUED	<u>MMEC 20 1978</u>	

SEPARATE PERMITS REQUIRED FOR:

PLUMBING	<input checked="" type="checkbox"/>	SPRINKLER SYSTEM	<input checked="" type="checkbox"/>
HEATING INSTALLATION	<input checked="" type="checkbox"/>	SIGN	<input checked="" type="checkbox"/>
ELECTRICAL	<input checked="" type="checkbox"/>	CURB CUT AND DRIVEWAY	<input checked="" type="checkbox"/>
VENTILATION		ELEVATOR AND DOORS	
INCINERATOR		RANGE HOOD AND VENT	

APPROVED PERMIT INCLUDES ONLY WORK DESCRIBED ABOVE AND/OR ON PLANS AND SPECIFICATIONS BEARING THE SAME PERMIT NUMBER AND WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF PORTLAND, OREGON.

APPLICANT John W. Crasman TELEPHONE NO. 285-0326
Owner or Authorized Agent (Print)

SIGNATURE John W. Crasman TITLE MAINTENANCE

NOTE: KEEP BUILDING PERMIT AND COPY OF APPLICATION ON PREMISES UNTIL FINAL INSPECTION, FOR WHICH YOU MUST CALL.

INSPECTOR'S DATA SHEET

6135 N Basin 520872

DATE	HOUR	REMARKS
<u>1/18/79</u>	<u>10:20</u>	<u>CK NOT SORTED YET WITH</u>
<u>6/16/79</u>	<u>1:30</u>	<u>CK INTEGRAL SLAB POURED W/ APPROVAL SIGN</u>
<u>4/18/84</u>	<u>3:05</u>	<u>CK - COMPLETED HARDWARE OK - SAME WORK DONE W/D INST. APPROVAL - PL - FILE - UNRECORDED</u>
		<u>Johnson</u>

BUREAU OF BUILDINGS
REPORT OF PLUMBING INSPECTION

Date 4/15/93

Permit 131757

Address 6135 N BASIN

Owner LYDEN FARMS

Contractor R. J. STEVENSON

Stories and Class of Building COMMERCIAL

Water Cisterns _____ Hot Water Tank _____ Conn. Cesspool _____

Shower _____ Auto Cl. Washer _____ Seepage Trench _____

Bathroom _____ Auto Dishwasher _____ Dry Wells _____

Basins _____ Service Sinks _____ Conn. Sewer 4' \$41

Kitchen Sink _____ Urinals _____ Conn. Storm _____

Disposal _____ Foundations _____ Sewer Cap _____

Laundry Tray _____ Floor Drain _____ Catch Basin _____

Heat Pump _____ Area Drain _____ Heat Exchanger _____

Water Service _____ Rain Drains _____ Solar Panel _____

Remarks Never Re-Called for Trap Vent

Date of Cover Inspection 4-21-93 Date of Final Inspection 2-2-94

Inspector [Signature] Inspector [Signature]

UNAPPROVED

BUREAU OF BUILDINGS
REPORT OF PLUMBING INSPECTION

Date 10/12/88

Permit 186238

Address 6135 N Basin

Owner Lynden Farms

Contractor Modern Plbg.

Stories and Class of Building Pump House

Water Closets _____ Hot Water Tank _____ Conn. Cesspool _____

Shower _____ Auto Cl. Washer _____ Seepage Trench _____

Bathtub _____ Auto Dishwasher _____ Dry Wells _____

Bath _____ Service Sinks _____ Conn. Sewer _____

Kitchen Sink _____ Urinals _____ Conn. Storm 60' \$33.00

Disposal _____ Fountains _____ Sewer Cap _____

Laundry Tray _____ Floor Drain 1-10 _____ Catch Basin _____

Heat Pump _____ Area Drain _____ Heat Exchanger _____

Water Service _____ Rain Drains _____ Solar Panel _____

Remarks 1 fixture \$12.00 Refer to Micro

Date of Cover Inspection 11-10-88 Date of Final Inspection 12-6-88

Inspector [Signature] Inspector [Signature]

Form W-89
 (1-74) BUREAU OF BUILDINGS
 REPORT OF PLUMBING INSPECTION
 Date 4/23/85

Address 6135 N. Basin Permit 57772

Lot _____ Blk _____ Add _____

Owner E. D. S. Properties

Contractor Anctil Plumbing

Stories and class of building old one story commercial

Water Closets. 4N Hot-Water Tank 1N Cesspool _____

Bath, Shower _____ Auto. CL Washer _____ Conn. Cesspool _____

Bath Tub _____ Auto. Dishwasher _____ Dry Well _____

Basins 5N Drain Floor 1N Conn. Drywell _____

Sinks _____ Drain Area _____ Conn. Sewer _____

Laundry Trays _____ Rain Drains _____ Storm Sewer _____

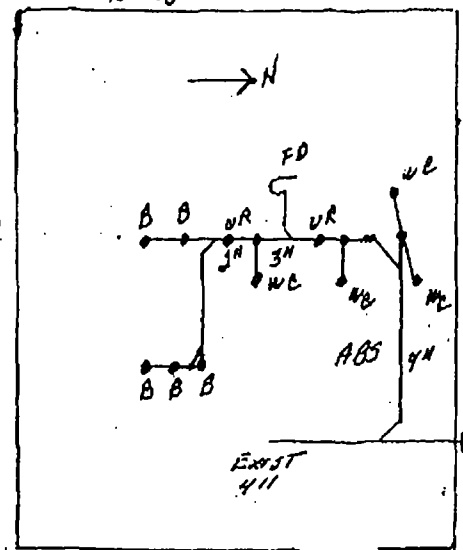
Bldg. Pmt. _____ Water Ser. _____ Catch-Basins _____

Remarks 2N urinals

Date of First Inspection 4-4-85 Date of Final Inspection 6 May 85

Inspector [Signature] Inspector [Signature]

BLOQ-2



Form W-89
(4-74) BUREAU OF BUILDINGS
REPORT OF PLUMBING INSPECTION Date 5-27-88

Address 6135 N. Basin Permit 0223668

St. _____ Blk _____ Add _____

Owner Western Farmers Feed Mill

Contractor A-1 Sanitation

Stories and class of building Old feed mill

Water Closet _____ Hot-Water Tank _____ Cesspool _____

Bath, Shower _____ Auto. Cl. Washer _____ Conn. Cesspool _____

Bath Tub _____ Auto. Dishwasher _____ Dry Well _____

Basins _____ Drain Floor _____ Conn. Drywell _____

Sinks _____ Drain Area _____ Conn. Sewer 600"

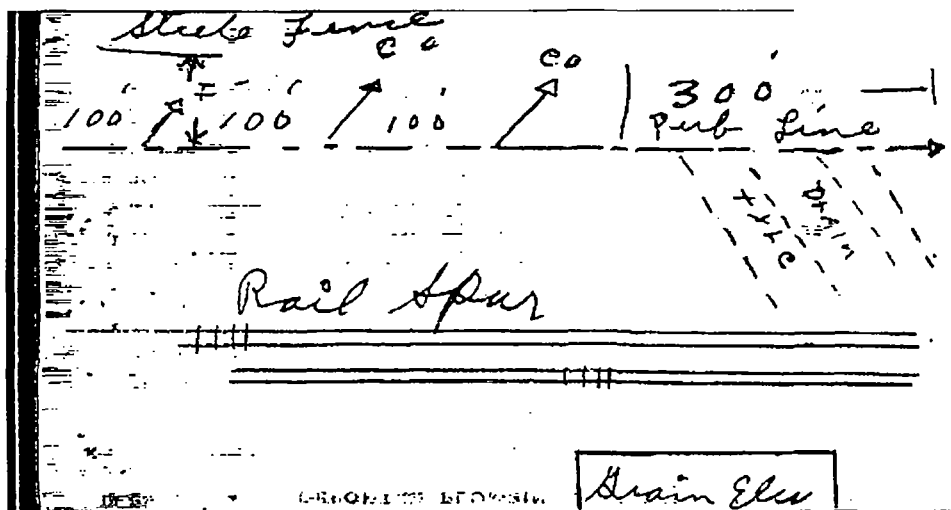
Laundry Trays _____ Rain Drains _____ Storm Sewer _____

Bldg. Pmt. _____ Water Ser. _____ Catch-Basins _____

Remarks _____

Date of First Inspection 5-27-88 Date of Final Inspection 5-27-88

Inspector [Signature] Inspector [Signature]



BUREAU OF BUILDINGS REPORT OF PLUMBING INSPECTION			Date 3-13-72
Address 6135 North Basin Street			Permit 176816
Lot	Bk	Add	
Owner Western Farmers Assoc.			
Contractor Copenhagen Inc.			
Stories and class of building			
Water Closets	Hot Water Tank	Cesspool	
Bath, Shower	Auto. Clothes Washer	Septic Tank	
Bath Tub	Auto. Dishwasher	Dry Well	
Basins	Drain Floor	Water Service	
Sinks	Drain Area	Connect to Sewer	
Laundry Trays	Rain Drains	Cesspool, Septic Tank	
Water Permit	Bldg. Pmt.	Sewer Permit	
Remarks reduced pressure backflow preventer 1,			
Date of First Inspection 3-20-72		Date of Final Inspection 3-24-72	
Inspector J. Angell		Inspector	

Date 10-18-71

Address 6135 North Basin Street Permit 174268

Lot Bldg Add

Owner Western Farmers Assoc.

Contractor Copenhagen Inc.

Stories and class of building

Water Closets Hot-Water Tank Cesspool

Bath, Shower Auto. Clothes Washer Septic Tank

Bath Tub Auto. Dishwasher Dry Well

Basins Drain Floor Water Service

Sinks Drain Area Connect to Sewer

Laundry Trays Rain Drains Cesspool, Septic Tank

Water Permit Bldg. Pmt. Sewer Permit

Remarks 6" catch basin 1

Date of First Inspection 3-28-72 Date of Final Inspection

Inspector Inspector

Catch Basins located
on north side of
chicken plucking
factory. Sewer to
river. 6" concrete.

Chicken

c8

4' deep

6" C.P.

storm only

river

BUREAU OF BUILDINGS
REPORT OF PLUMBING INSPECTION

Date 8/8/60

Permit 99059

Address 6135 N. Basin

Lot Blk Add

Owner Swan Island - Mock's Bottom

Contractor Harder Plbg

Stories and class of building 1-story new commercial

Toilets 3 Floor Drains 5 Beer Cab.

Bath Tubs Rain Drains 1 Ref. Drains

Bath Showers 1 Fountains Drkg 1 Urinals 1

Basins 1 H. W. Tanks Catch Basins

Sinks 1 Wash 1 Slop Cesspool Water Service 1

Laundry Trays Dry Wells Conn. To

Water Permit 229903 Bldg. Pmt 384462 Sewer Permit

Remarks

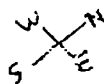
See Plat Plan

Date of First Inspection

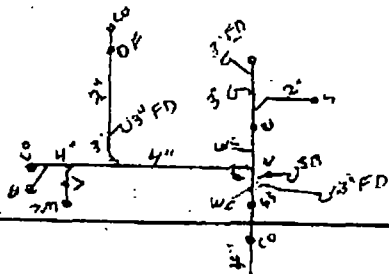
Date of Final Inspection 11/4/60

Inspector

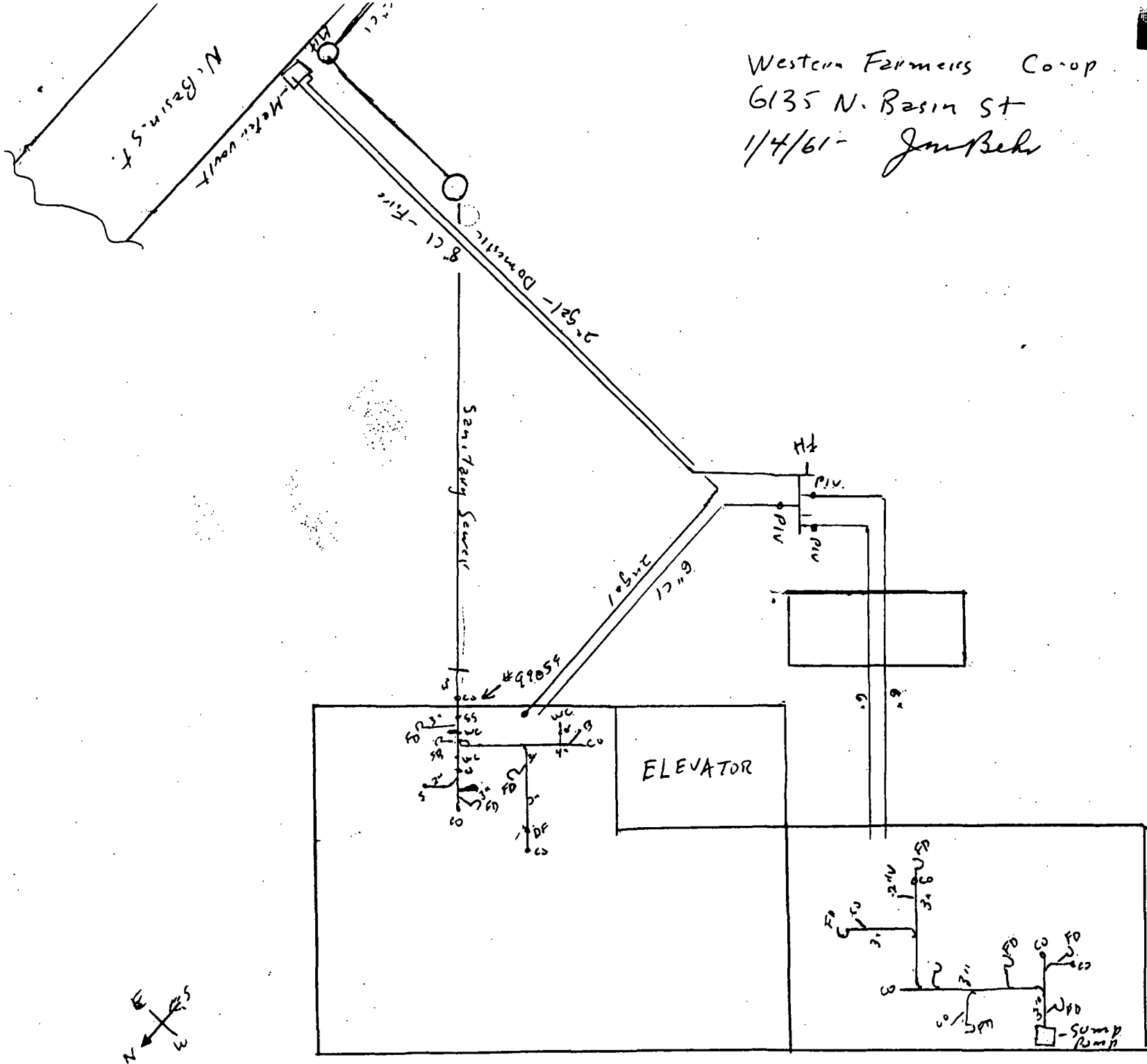
Inspector



ELEV.

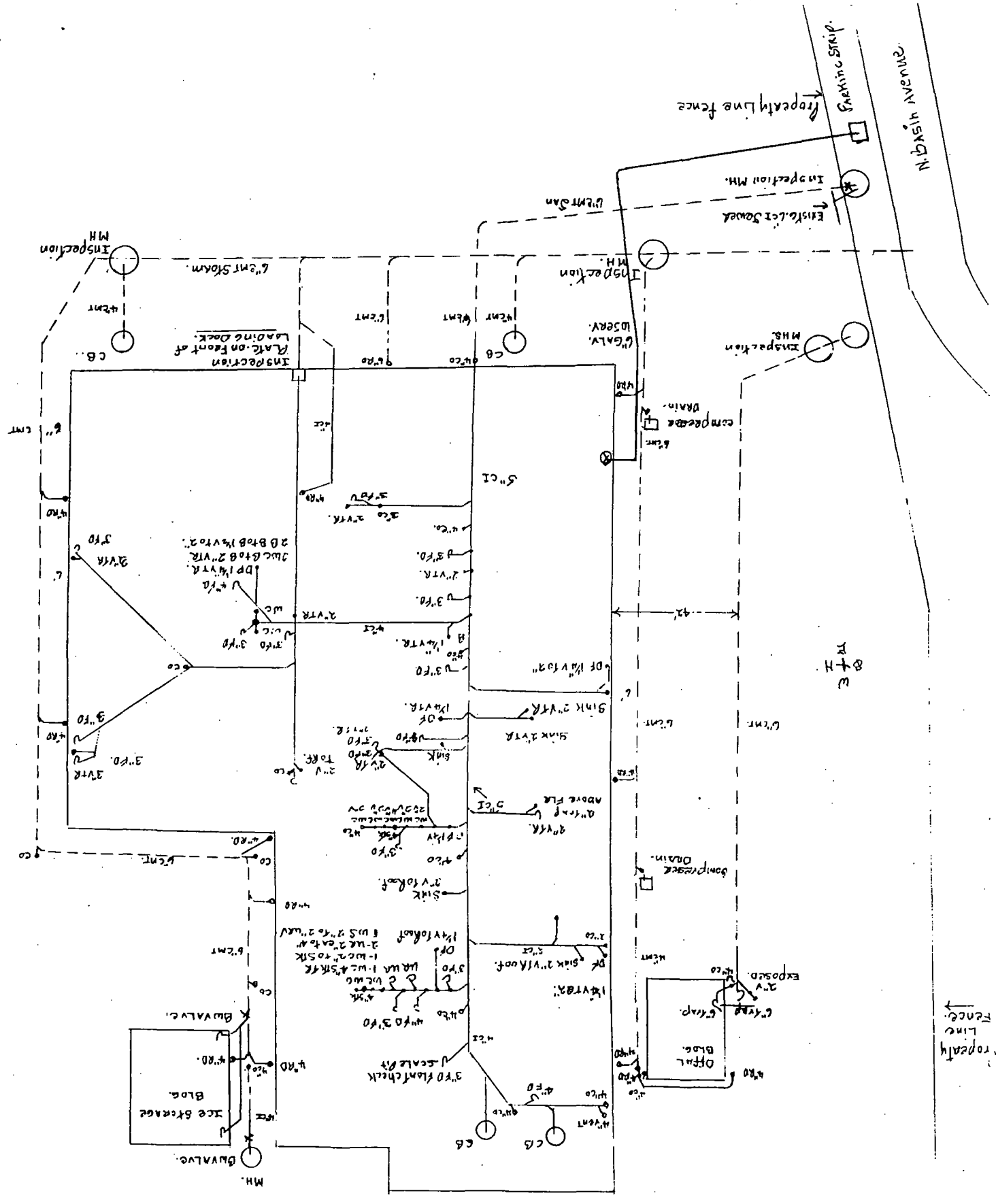


Western Farmers Co-op
 6135 N. Basin St
 1/4/61 - Jim Behr

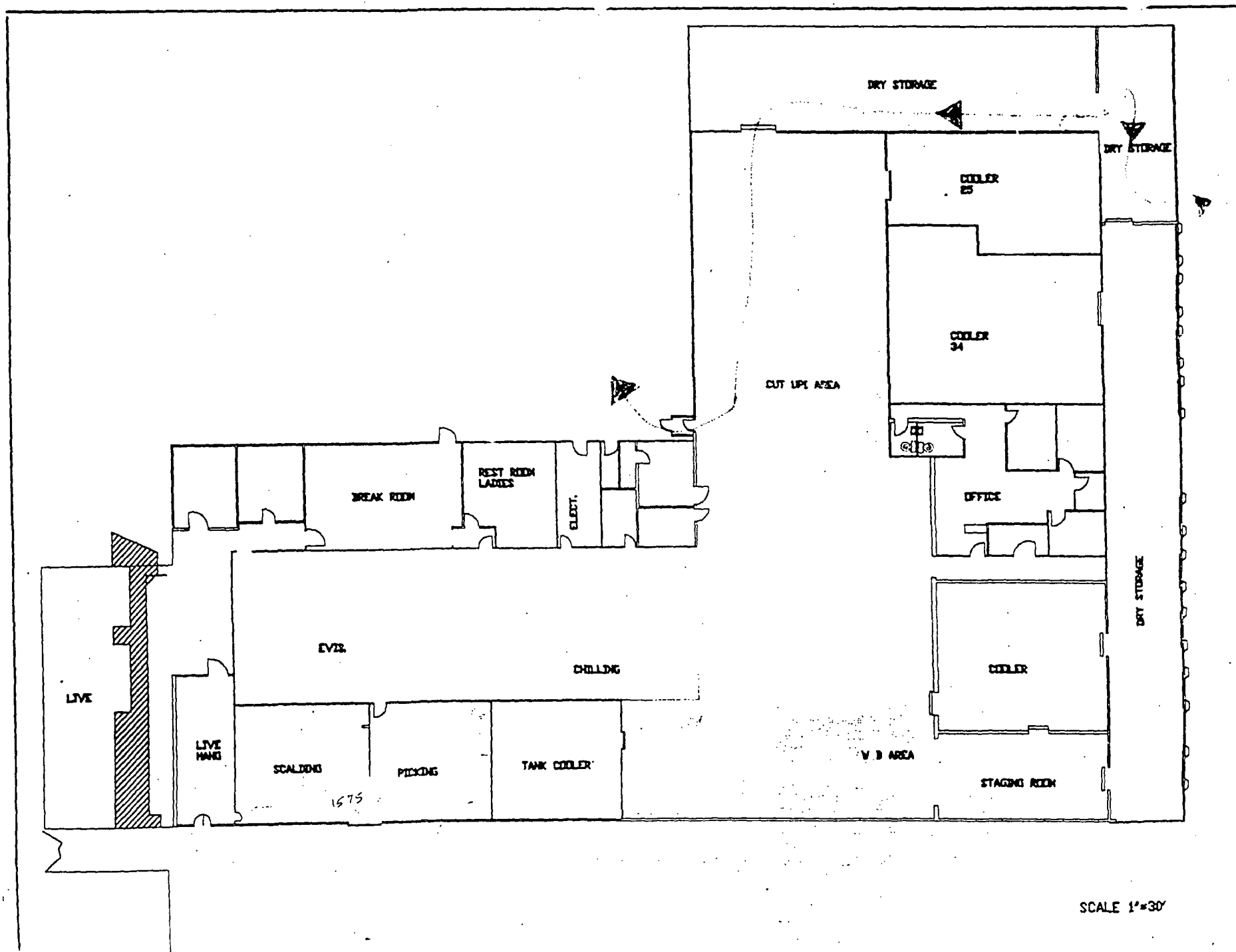


Vanohle & Fleckner Dec 12/1951 8-8-63.

6155 N. Basin Avenue - 22,500 sq. ft. Industrial Association. E.C.C. & Family Processing Plant.



Property Line Fence.



SCALE 1"=30'

29
 Locafear - 29
 of formal
 gasoline
 25T-26

Appendix E

Previous Site Investigations

E&ES Summary Tables

Deq File Records of Previous Investigation Conducted on Adjacent Site



AGRA Earth & Environmental

ENGINEERING GLOBAL SOLUTIONS

TABLE 1
SUMMARY OF INTRUSIVE INVESTIGATIONS
MORF FAMILY TRUST PROPERTY/FOSTER FARMS FACILITY
6135 NORTH BASIN AVENUE, PORTLAND, OREGON

CATEGORY	POTENTIAL SOURCE AREA	McLAREN/HART DECEMBER 1993*	REA ENVIRONMENTAL SCIENCE & TESTING (REA) OCTOBER 1994	ENERGY & ENVIRONMENTAL SOLUTIONS (E&ES) MARCH 1995
Underground Storage Tanks	#3: Former 8,000 gallon gasoline UST <i>or ~ 7,000 gallon?</i>	<p>Scope: Completed 1 soil boring near former UST location. Analyzed 1 soil sample from 6' depth and 1 grab groundwater sample for VHOCs, TPH and VACs.</p> <p>Results: <u>Soil:</u> 66 mg/kg TPH/MO and 0.047 mg/kg toluene. All other analytes below detection limits. <u>Groundwater:</u> All analytes below detection limits.</p>	No intrusive investigation performed.	<p>Scope: Completed 3 soil borings: 2 through excavation and one 15' west of excavation. 1 soil boring through excavation was advanced to first encountered groundwater. Collected nine soil samples at depths between 5' and 15' for analysis for TPH/G.</p> <p>Results: No TPH/G present in any sample at concentrations above detection limits.</p>
	#12: Waste oil UST (Also addressed under Soil Staining)	<p>Scope: Completed 1 soil boring near tank. Analyzed 1 soil sample from 16' depth for VHOCs, TPH, VACs, PCBs and PNAs. Analyzed 1 grab groundwater sample for VHOCs, TPH and VACs.</p> <p>Results: <u>Soil:</u> All analytes below detection limits. <u>Groundwater:</u> All analytes below detection limits.</p>	<p>No intrusive investigation performed.</p> <p>Note: Foster Farms performed tank tightness testing on December 7, 1993. Tank tested tight.</p>	<p>No intrusive investigation performed.</p> <p>Note: Foster Farms performed tank tightness testing on March 22, 1995. Tank tested tight.</p>

TABLE 1
SUMMARY OF INTRUSIVE INVESTIGATIONS
MORF FAMILY TRUST PROPERTY/FOSTER FARMS FACILITY
6135 NORTH BASIN AVENUE, PORTLAND, OREGON

CATEGORY	POTENTIAL SOURCE AREA	McLAREN/HART DECEMBER 1993*	REA ENVIRONMENTAL SCIENCE & TESTING (REA) OCTOBER 1994	ENERGY & ENVIRONMENTAL SOLUTIONS (E&ES) MARCH 1995
Soil Staining	#5: West of Office/ Cold Storage Building near storm drain catch basin (RBA Area 1)	No intrusive investigation performed.	<p>Scope: Analyzed 2 soil samples from 0.25' to 0.5' depth from an area "10 feet behind" the storm drain for TPH/D and heavy-range petroleum hydrocarbons.</p> <p>Results: Heavy-range TPH detected at concentrations of 33.8 mg/kg and 66.6 mg/kg. TPH/D not present above the detection limit.</p>	<p>Scope: Completed 1 soil boring to 5' depth at a location 1' from storm drain. Analyzed soil samples from 2' and 4' depth for TPH/G/D/MO.</p> <p>Results: <u>2' depth:</u> TPH/D at 100 mg/kg. TPH/G/MO not present above detection limits.. <u>4' depth:</u> TPH/D at 16 mg/kg, TPH/MO detected at 12 mg/kg. TPH/G not present above detection limits.</p>
	#12: Near waste oil tank (Also addressed under USTs)	<p>Scope: Completed 1 soil boring near tank. Analyzed 1 soil sample from 16' depth for VHOCS, TPH, VACs, PCBs and PNAs. Analyzed 1 grab groundwater sample for VHOCS, TPH and VACs.</p> <p>Results: <u>Soil:</u> All analytes below detection limits. <u>Groundwater:</u> All analytes below detection limits.</p>	No intrusive investigation performed.	<p>Scope: Completed 1 soil boring to 3' depth. Analyzed soil samples from 1' and 2.5' depths for TPH/G/D/MO.</p> <p>Results: <u>1' depth:</u> TPH/MO detected at 17 mg/kg. TPH/G/D not present above detection limits. <u>2.5' depth:</u> TPH/D detected at 12 mg/kg, TPH/MO detected at 28 mg/kg. TPH/G not present above detection limits.</p>

TABLE 1
SUMMARY OF INTRUSIVE INVESTIGATIONS
MORF FAMILY TRUST PROPERTY/FOSTER FARMS FACILITY
6135 NORTH BASIN AVENUE, PORTLAND, OREGON

CATEGORY	POTENTIAL SOURCE AREA	McLAREN/HART DECEMBER 1993 ^a	REA ENVIRONMENTAL SCIENCE & TESTING (REA) OCTOBER 1994	ENERGY & ENVIRONMENTAL SOLUTIONS (E&ES) MARCH 1995
Soil Staining, continued	#13: Near Truck Maintenance Shop (REA Area 2)	No intrusive investigation performed.	<p>Scope: Analyzed 2 soil samples from 0.25' to 0.5' depth for TPH/D and heavy-range petroleum hydrocarbons.</p> <p>Results: Heavy-range TPH detected at concentrations of 293 mg/kg and 357 mg/kg. TPH/D not present.</p>	<p>Scope: Completed 1 soil boring to 3' depth. Analyzed soil samples from 1' and 2.5' depths for TPH/G/D/MO.</p> <p>Results: <u>1' depth:</u> TPH/MO detected at 11 mg/kg. TPH/G/D not present above detection limits. <u>2.5' depth:</u> TPH/D detected at 27 mg/kg. TPH/G/MO not present above detection limits.</p>

JUL-28-1998 14:06 FROM LUS5 CUNIKUL
 11
 5130306201032 F.10

TABLE 1
SUMMARY OF INTRUSIVE INVESTIGATIONS
MORF FAMILY TRUST PROPERTY/FOSTER FARMS FACILITY
6135 NORTH BASIN AVENUE, PORTLAND, OREGON

CATEGORY	POTENTIAL SOURCE AREA	McLAREN/HART DECEMBER 1993*	REA ENVIRONMENTAL SCIENCE & TESTING (REA) OCTOBER 1994	ENERGY & ENVIRONMENTAL SOLUTIONS (E&ES) MARCH 1995
Soil Staining, continued	#15: Former barrel storage area (REA Areas 3 and 4)	No intrusive investigation performed.	<p>Scope: Collected soil samples from 2 areas in former barrel storage area. Analyzed 2 soil samples from each area from 0.25' to 0.5' depths for TPH/D and heavy-range petroleum hydrocarbons.</p> <p>Results: Heavy-range TPH detected in all 4 soil samples at concentrations between 50.8 and 293 mg/kg. TPH/D not present above detection limits.</p>	<p>Scope: <u>REA Area 3:</u> Completed 1 soil boring to 3' depth and analyzed soil samples from 1' and 2.5' depths for TPH/G/D/MO. <u>REA Area 4:</u> Completed 1 soil boring to 5' depth and analyzed soil samples from 2' and 4' depths for TPH/G/D/MO.</p> <p>Results: <u>REA Area 3:</u> 1' depth: TPH/MO detected at 23 mg/kg. TPH/G/D not present above detection limits. 2.5' depth: TPH/D detected at 20 mg/kg. TPH/G/MO not present above detection limits. <u>REA Area 4:</u> 2' depth: TPH/MO detected at 19 mg/kg. TPH/G/D not present above detection limits. 4' depth: TPH/G/D/MO not present above detection limits.</p>
Concrete or Asphalt Staining	#7: Transformer Area	No intrusive investigation performed.	No intrusive investigation performed.	No intrusive investigation performed due to presence of subsurface utilities as indicated by utility locating contractor.

TABLE 1
SUMMARY OF INTRUSIVE INVESTIGATIONS
MORF FAMILY TRUST PROPERTY/FOSTER FARMS FACILITY
6135 NORTH BASIN AVENUE, PORTLAND, OREGON

CATEGORY	POTENTIAL SOURCE AREA	McLAREN/HART DECEMBER 1993*	REA ENVIRONMENTAL SCIENCE & TESTING (REA) OCTOBER 1994	ENERGY & ENVIRONMENTAL SOLUTIONS (E&ES) MARCH 1995
Concrete or Asphalt Staining, continued	#8: Boiler Room	<p>Scope: Completed 2 hand auger borings to 0.75' depth. Analyzed 1 sample of gravel sub-base from bottom of each boring for VHOCs, TPH, VACs, PCBs and PNAs.</p> <p>Results: TPH/MO detected at concentrations of 69 and 85 mg/kg. Toluene detected at concentrations of 0.046 and 0.026 mg/kg. No other analytes present at concentrations above detection limits.</p>	No intrusive investigation performed.	<p>Scope: Completed 1 hand auger soil boring to 1.25' depth. Analyzed sample of sandy matrix of fill material matrix (15% of fill) from bottom of boring below gravel sub-base for TPH/G/D/MO.</p> <p>Results: TPH/D detected at a concentration of 120 mg/kg. No other analytes present at concentrations above detection limits.</p>
	#9: Engine Room	<p>Scope: Completed 2 hand auger borings to 0.75' depth. Analyzed 1 sample of gravel sub-base from bottom of each boring for VHOCs, TPH, VACs, PCBs and PNAs.</p> <p>Results: TPH/MO detected at concentrations of 75 and 110 mg/kg. Toluene detected at concentrations of 0.017 and 0.025 mg/kg. Aroclor 1254 detected at concentrations of 0.13 and 0.25 mg/kg. No other analytes present at concentrations above detection limits.</p>	No intrusive investigation performed.	<p>Scope: Completed 1 hand auger soil boring to 1.25' depth. Analyzed sample of sandy matrix of fill material (15% of fill) from bottom of boring below gravel sub-base for TPH/G/D/MO.</p> <p>Results: No analytes present at concentrations above detection limits.</p>

TABLE 1
SUMMARY OF INTRUSIVE INVESTIGATIONS
MORF FAMILY TRUST PROPERTY/FOSTER FARMS FACILITY
6135 NORTH BASIN AVENUE, PORTLAND, OREGON

CATEGORY	POTENTIAL SOURCE AREA	McLAREN/HART DECEMBER 1993*	REA ENVIRONMENTAL SCIENCE & TESTING (REA) OCTOBER 1994	ENERGY & ENVIRONMENTAL SOLUTIONS (E&ES) MARCH 1995
Concrete or Asphalt Staining, continued	#10: Oil/water separator	<p>Scope: Completed 2 hand auger borings to 0.75' depth. Analyzed 1 sample of gravel sub-base from bottom of each boring for VHOCs, TPH, VACs, PCBs and PNAs.</p> <p>Results: TPH/MO detected at concentrations of 350 and 490 mg/kg. Toluene detected at concentrations of 0.790 and 0.230 mg/kg. Aroclor 1254 detected at concentrations of 1.80 and 0.53 mg/kg. No other analytes present at concentrations above detection limits.</p>	No intrusive investigation performed.	No intrusive investigation performed due to subsurface conditions. Concrete/asphalt coring at Potential Source Areas 8, 9, 11 and 16 was performed on March 22, 1995. Completion of borings at these locations indicated that the fill material prohibited completion of a soil boring using the Geoprobe drive sampler. Hand sampling beneath probable depth of fill material could not be successfully accomplished within available time.
	#11: Maintenance Shop	No intrusive investigation performed.	No intrusive investigation performed.	<p>Scope: Completed 1 hand auger soil boring to 2' depth. Analyzed sample of sandy matrix of fill material (15% of fill) from bottom of boring below gravel sub-base for TPH//G/D/MO.</p> <p>Results: TPH/D detected at a concentration of 68 mg/kg. No other analytes present at concentrations above detection limits.</p>

TABLE 1
SUMMARY OF INTRUSIVE INVESTIGATIONS
MORF FAMILY TRUST PROPERTY/FOSTER FARMS FACILITY
6135 NORTH BASIN AVENUE, PORTLAND, OREGON

CATEGORY	POTENTIAL SOURCE AREA	McLAREN/HART DECEMBER 1993*	REA ENVIRONMENTAL SCIENCE & TESTING (REA) OCTOBER 1994	ENERGY & ENVIRONMENTAL SOLUTIONS (E&ES) MARCH 1995
Concrete or Asphalt Staining, continued	#14: Truck Maintenance Shop	No intrusive investigation performed.	No intrusive investigation performed.	No intrusive investigation performed. Inspection of the Truck Maintenance Shop indicated that previous petroleum product storage and associated concrete staining had been removed.
	#16: Near Chiller Engine Room	No intrusive investigation performed.	No intrusive investigation performed.	Scope: Completed 1 hand auger soil boring to 0.75' depth. Analyzed sample of fill material matrix (10% of fill material) from bottom of boring below gravel sub-base for TPH/G/D/MO. Results: TPH/MO detected at a concentration of 28 mg/kg. No other analytes present at concentrations above detection limits.

TABLE I
SUMMARY OF INTRUSIVE INVESTIGATIONS
MORF FAMILY TRUST PROPERTY/FOSTER FARMS FACILITY
6135 NORTH BASIN AVENUE, PORTLAND, OREGON

CATEGORY	POTENTIAL SOURCE AREA	McLAREN/HART DECEMBER 1993*	REA ENVIRONMENTAL SCIENCE & TESTING (REA) OCTOBER 1994	ENERGY & ENVIRONMENTAL SOLUTIONS (E&ES) MARCH 1995
Other Areas	#2: Damaged storm drains	No intrusive investigation performed.	No intrusive investigation performed.	<p>Scope: 5 soil borings completed: 1 at northern rupture and 4 at southern rupture. 3 soil samples collected from each boring and analyzed for TPH/G/D/MO.</p> <p>Results: TPH/G not present in any soil sample above detection limits. <u>5' depth:</u> 4 of 5 samples contained up to 14 mg/kg TPH/D and/or 120 mg/kg TPH/MO All other results below detection limits. <u>7' depth:</u> 4 of 5 samples contained up to 12 mg/kg TPH/D and 97 mg/kg TPH/MO All other results below detection limits. <u>15' depth:</u> 2 of 5 samples contained up to 15 mg/kg TPH/D and/or 22 mg/kg TPH/MO All other results below detection limits.</p>

*Analytical results from McLaren/Hart investigation taken from original laboratory reports.

Note - Potential source areas not addressed by E&ES:

- #1: Former Cenex diesel tanks - closed by ODEQ
- #4: ACBMs - property management issue.
- #6: Chemical Storage - chemicals no longer stored outside building.
- #17: Stormwater discharge - operations issue.
- #18: Dredge fill - regional condition.

Abbreviations:

VHOCs: volatile halogenated organic compounds
TPH: total petroleum hydrocarbons
VACs: volatile aromatic compounds
PCBs: polychlorinated biphenyls
PNAs: polynuclear aromatic compounds
TPH/G: gasoline-range TPH
TPH/D: diesel-range TPH

TPH/MO: motor oil-range TPH
ODEQ: Oregon Department of Environmental Quality



P.O. Box 4797, Portland, OR 97208-4797

6135 N. Basin, Portland, OR 97217 (503) 285-8313 • FAX: (503) 285-6399

February 15, 1994

DEPARTMENT OF ENVIRONMENTAL QUALITY
Northwest Region
Underground Storage Tank Section
2020 SW Fourth Ave., Suite 400
Portland, OR 97201

Re: DEQ File No. 26-94-012

Attention: Duty Officer

I have enclosed a completed *Initial Report Form for UST Cleanup Projects* as requested in a DEQ letter dated January 24, 1994.

Your letter shows the 'Date Release Reported to DEQ' as January 11, 1994. The reported release was based upon soil sample analysis performed by McLaren/Hart Environmental Engineering, and had been requested by the property owner, the Howard Morf Family Trust. It was reported by their attorney, James Arnone of Latham and Watkins, as part of an environmental site assessment of the property.

The areas involved in McLaren/Hart's investigation are identified in their enclosed report on page 5, 'Proximity of Soil Borings and Hand Auger Locations to Selected Potential Sources'.

All underground storage tanks have been decommissioned (removed) except one waste oil UST. The potential sources identified as numbers 1 and 3 are in the areas of the decommissioned underground storage tanks which were removed on September 15, 1990. Potential source number 12 is the active waste oil tank, permit #BCFJA. Potential sources 8, 9, 10 and 14 are areas where petroleum products and/or waste oils are managed with three of the areas inside buildings.

At this time, there is no plan for a cleanup project for any contaminated soils due to the low levels of contamination in the selected locations. The locations were strategically selected to best identify potential contamination in each area. To the best of our knowledge, no releases of reportable quantities have occurred.

DEPT OF ENVIRONMENTAL QUALITY
RECEIVED

FEB 24 1994

NORTHWEST REGION

DEPT OF ENVIRONMENTAL QUALITY
RECEIVED

FEB 24 1994

NORTHWEST REGION



DEPARTMENT OF ENVIRONMENTAL QUALITY
February 15, 1994
Page 2

Please contact me at 285-0326 extension 4027, if you have any questions or need additional information.

Sincerely,

Bill Montero

Bill Montero
Maintenance Supervisor

BM:ag

cc: P. Crocker
L. Custer
M. McCullaugh
J. Davenport, Sussman Shank



This report is due within twenty (20) days from the date of the release*

SITE INFORMATION

*DEQ File No.: 26-94-012 *Date of Release: 1/11/94
 Site Name: LYNDEN FARMS
 Site Address: 6135 N. BASIN AVE
PORTLAND, OR 97217
 Responsible Party: GERALD + ROBERT BELOZER Phone: 285-0326
 RP Mail Address: 6135 N. BASIN AVE.
PORTLAND, OR 97217
 Service Provider: McLAREN/HART Phone: 916-638-3696
 SP Mail Address: 11101 WHITE ROCK ROAD
RANCHO CORDOVA, CA 95670

* Note: This information is listed on the cover letter received by the Responsible Party.

INITIAL CLEANUP INFORMATION

Y N Do you believe that this cleanup project can be conducted under the requirements for an UST Cleanup Matrix site?

NOT KNOWN AT THIS TIME - NO RELEASE KNOWN

► Groundwater use in the immediate area of the project (check all that apply) - complete whether or not the release is believed to have impacted groundwater.

☐ Drinking water supply
☐ Agricultural

☐ Industrial
☒ Groundwater not used

► Facility location (check all that apply)

☒ <100 ft. from a wetland or surface stream (circle one or both)
 within a residential area
☒ within an industrial/commercial area
☐ Other (describe): _____

► 15 Current approximate depth to groundwater (in feet).

► NOT KNOWN Seasonal high groundwater level (in feet) if different.

► Describe how depths were determined: FROM SOIL BORINGS

INITIAL REPORT FORM FOR UST CLEANUP PROJECTS - PAGE 2

(Y) N NA Did you take immediate action to prevent any further release of the regulated substance into the environment? EXPLAIN: UNDERGROUND STORAGE TANKS/PIPING DECOMMISSIONED 1990 + 1991

Y N (NA) Were steps taken to identify and mitigate fire, explosion, and vapor hazards? EXPLAIN: NOT APPLICABLE

Y (N) NA Did you remove as much of the regulated substance from the UST system as necessary to prevent further release to the environment? EXPLAIN: NO RELEASE - SURFACES CLEANED IN OIL HANDLING AREAS

(Y) N NA Did you visually inspect any aboveground releases or exposed below ground releases and prevent further migration of the released substance in surrounding soils and groundwater? EXPLAIN: AREAS 9 + 10 CLEANED AND HANDLING PROCEDURES CHANGED

Y (N) NA Are/were there any vapors present in buildings or utility corridors? If yes, are you continuing to monitor and mitigate any additional fire and safety hazards posed by vapors and free product? EXPLAIN:

Y (N) NA Have you remedied any hazards posed by contaminated soils that were excavated or exposed as a result of release confirmation, site investigation, abatement, or cleanup activities? EXPLAIN: NO ABATEMENT OR CLEANUP ACTIVITY

Y (N) NA Have you measured for the presence of a release where contamination is most likely to be present at the UST site? EXPLAIN: MCLAREN/HART PERFORMED SOIL BORINGS + HAND AUGER WITH ANALYSIS

Y (N) NA Did you investigate to determine the possible presence of free product and begin free product removal as soon as practicable? If yes, was the region notified? EXPLAIN: NO FREE PRODUCT IDENTIFIED

(Y) N Was groundwater initially encountered in the excavation? If yes, how was this water handled/disposed? How many gallons involved? EXPLAIN: GROUNDWATER ENCOUNTERED DURING SOIL BORINGS

(Y) N Was a sheen or odor observed on any water in the excavation? If yes, DESCRIBE OBSERVATIONS: ODOR WAS DETECTED BY MCLAREN/HART TECHNICIAN BUT ANALYSIS DETERMINED LOW LEVELS OF CONTAMINANTS.

INITIAL REPORT FORM FOR UST CLEANUP PROJECTS - PAGE 3

Y N

Did groundwater recharge 24 hours after pumping the accumulated water in the excavation? If yes, what actions have you taken as a result? Did you resample the recharge water? EXPLAIN: _____

SOIL BORINGS CLOSED AFTER SAMPLING

Y N

Are any SOIL OR WATER SAMPLE RESULTS available at the time of this report? If yes, attach all laboratory analysis reports and chain of custody forms.

MCLAREN/HART REPORTS

GENERAL INFORMATION FOR ALL CONTAMINATED SOILS MANAGEMENT

Note: All soils temporarily stockpiled onsite prior to treatment or disposal must be contained within a bermed area, kept covered (and the cover anchored), and the entire area secured to prevent unauthorized access by the public. Non-contaminated soils should be protected and kept separated from contaminated soil.

Y N

The level of contamination noted is expected to require removal of contaminated soil for treatment or disposal. If yes, complete the following. If no, go to Page 4, "Report Prepared By".

- Type of petroleum contamination (check all that apply):

___ Gasoline ___ Diesel ___ Waste Oil ___ Heating Oil

___ Other contamination (specify): _____

- Estimated volume of soil if known (tons or cubic yards): _____

- Intended Disposition of Soils (check appropriate method):

___ Treatment

___ Thermal treatment offsite at an authorized facility

Facility Name: _____ Phone No.: _____

Facility Address: _____

___ Thermal treatment onsite with a mobil treatment unit **

Company Name: _____ Phone No.: _____

___ Offsite soil aeration¹ or bioremediation **

Treatment Site Address: _____

___ Onsite soil aeration or bioremediation **

___ Disposal

Landfill Name: _____ Phone No.: _____

Landfill Address: _____

¹ Offsite soil aeration is banned within the Portland METRO area - see enclosed fact sheet.

** Permit from DEQ required, see page 5 if you would like forms mailed.

INITIAL REPORT FORM FOR UST CLEANUP PROJECTS - PAGE 4

- Who will be conducting the soil treatment or disposal work?

Company Name: NOT KNOWN AT THIS TIME Phone: _____

Contact Name: _____

- What date(s) is the treatment or disposal intended to be started?

NOT KNOWN AT THIS TIME

Note: You have approximately 30 days to stockpile contaminated soils onsite while making arrangements for proper disposal or treatment. After that time, you may be required to obtain a permit from DEQ for onsite management of the contaminated soil if you fail to take active measures to manage the soil in an appropriate manner.

THIS REPORT WAS PREPARED BY:

Date: 1/31/94

Individual: BILL MONTERO Phone: 285-0326

Company: LYNDEN FARMS

Address: 6135 N. BASIN AVE. PORTLAND, OR 97217

If this report was NOT prepared by the Responsible Party:

Y N ☒ NA Are you the licensed Matrix Service Provider for the project and authorized by the Responsible Party to submit reports on their behalf?

Matrix Service Provider License No.: _____

NOTE: This initial report is intended to provide the Department with the basic initial information about activities associated with the release. It is anticipated that future reports will be much more detailed and will provide a more complete picture of the entire cleanup project. If appropriate, you may reference this initial report in subsequent reports if the information does not need to be repeated for clarity.

- Please attach additional information as necessary to explain any unusual circumstances associated with the project or if you need more space to respond to any of the questions in this report form.

Return this form to:

DEQ - NORTHWEST REGION
UST Section
2020 SW Fourth Avenue Suite 400
Portland, OR 97201

If you have questions, call 503-229-5263 and ask for the underground storage tank (UST) Duty Officer.

General Information:

▶▶▶▶▶▶▶▶ A permit from DEQ is required for the following activities ◀◀◀◀◀◀◀◀

— Soil aeration, bioremediation (onsite or offsite) or onsite thermal treatment.

— Water discharges to a stream/storm drain from excavations or treated groundwater.

Note: If there will be air emissions from pollution control equipment (e.g. air strippers, vapor extraction systems, etc.), notify the regional office by phone before installation. Have actual or estimated emissions calculated before calling.

Check any activities listed above that are anticipated for your cleanup project and the Department will send you the appropriate application forms to complete, information on permit fees and guidance documents as appropriate.

REMINDER: Submit UST Decommissioning/Change-in-Service Report forms and UST Decommissioning Checklists and Reports DIRECTLY to:

DEQ-UST Compliance Program
811 SW 6th
Portland, OR 97204

Phone: 503-229-5759

Failure to do so can result in delays to your project; these reports must be received by the UST Compliance Program or the tank owner will continue to be billed for tank permit fees.

Appendix F

Site Photographs



AGRA Earth & Environmental

ENGINEERING GLOBAL SOLUTIONS



PHOTO 1: View of the western portion of the subject site showing location of garbage dumpster (left) and main chicken processing plant building on the right.



PHOTO 2: Westerly view of the northern portion of the subject site showing office trailer and approximate location of former diesel and gasoline USTs.



PHOTO 3: Easterly view of the subject site showing location of former diesel UST location and boiler room with covered chemical storage area (far right).



PHOTO 4: View of truck maintenance shop building showing chemical storage container (foreground), solvent-containing drum near the blue entrance door, and approximate location of waste oil UST.



PHOTO 5: Photograph depicting chemical storage containers observed on pallets in the vicinity of the live chicken storage area. Note yellow drum of electrical insulating oil (potentially PCB-containing).



PHOTO 6: Photograph showing former location of the forklift battery recharging station. Note visible staining of concrete slab in this area and corrosion of metal surfaces indicating possible spillage of battery acid.

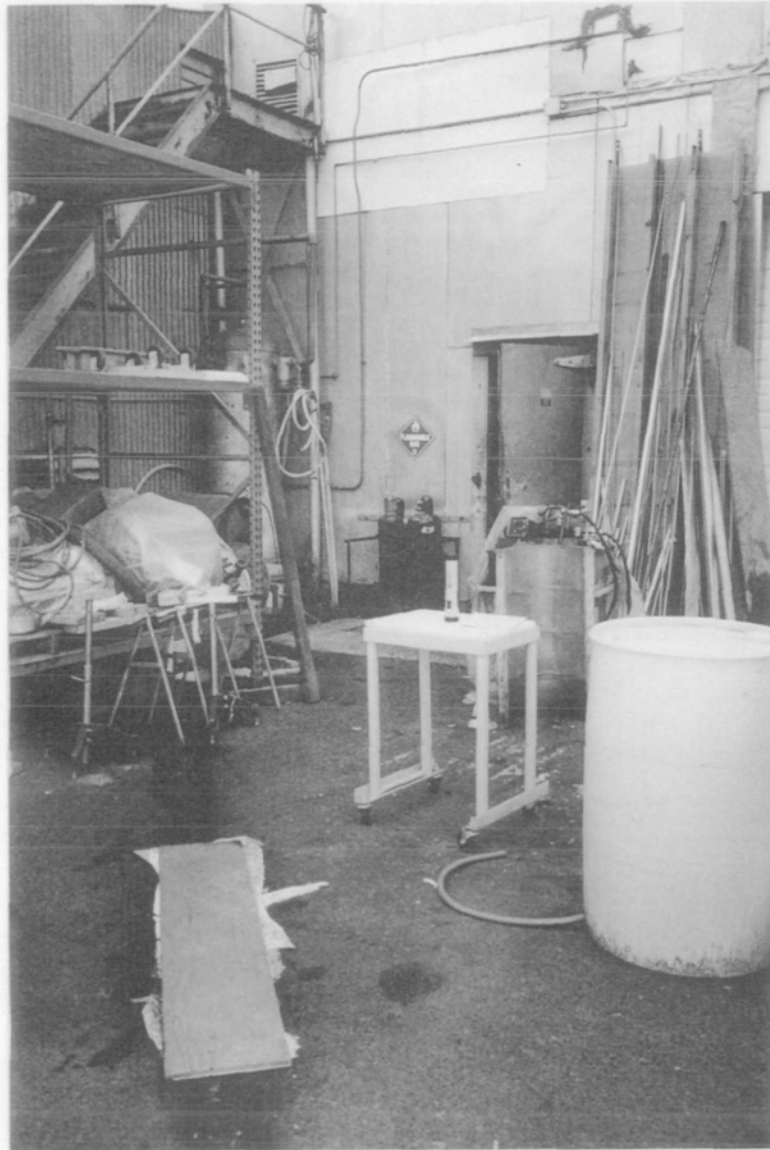


PHOTO 7:

View of oil/water separator area showing location of oil staining along crack or groove in asphalt.

Appendix G

Site Plans provided by Foster Farms



AGRA Earth & Environmental

ENGINEERING GLOBAL SOLUTIONS

FORMER
1000 GAL

N. BASIN AVE.

PARKING LOT

LOADING DOCK AREA

OFFICES & COLD
STORAGE AREA

ELECTRICAL
TRANSFORMERS

OFFAL
BLDG.

ICE
BLDG.

PROCESSING
AREA

CHEMICAL STORAGE

BOILER ROOM

FABRICATION
SHOPS

COVERED
TRUCK
PORT

VEHICLE
MAINTENANCE
SHOP

EXISTING UNDERGROUND
WASTE OIL TANK (275 GAL.)

CONSTRUCT ROCK
FILTER BERM

C.B.#3

C.B.#4

C.O.

C.B.

(B1)

R.D.

R.D.

LIVE
RECEIVING
AREA

TRUCK
WASH AREA

BOILER
PLANT

ENGINE
ROOM

MAINT.
SHOP

ICE
BIN

R.D.

CO₂ TANK

CONC. GUTTER

R.D. (ie vacuum pump)

R.D.

R.D.

R.D.

(A)

(B2)

(C)

PROCESSING
AREA

LIVE HOLDING
AREA

TRUCK MAINT. SHOP

R.D.

R.D.

R.D.

R.D.

GRAVEL

A.C.

EXIST. CONC.
PAD

OFFAL
WASTE

REFRIG.
ENG. RM.

(B)

1000 GAL.
PROPANE TANK

WATER STORAGE
TANK (POTABLE)
50,000 GAL.

ADD 6" RISER
TO TOP OF M.H.

RECONSTRUCT
PERIMETER SWALE

OFFICE
TRAILER

EMPLOYEE PARKING
A.C.

M.H.

C.B.#7

M.H.

MONITORING
SITE NO. 1

BASIN

AVENUE

NORTH

CITY STORM
DRAIN

CONSTRUCT LEVEL
SPREADER SWALE

SAN SEWER

Appendix H

MSDS Inventory List



AGRA Earth & Environmental

ENGINEERING GLOBAL SOLUTIONS

**HAZARDOUS MATERIALS
EMPLOYEE AWARENESS RELEASE FORM**

Revised:5/31/96

I have received training on all Hazardous Materials I may come in contact with in my work at Lynden Farms. I understand the hazards and dangers involved and how to safely and properly deal with these substances. I know how and where to obtain further information on these Hazardous Materials.

**MATERIALES PELIGROSOS
FORMA PARA CONSCIENTIZAR AL EMPLEADO**

Hago constar que he recibido el entrenamiento completo relacionado con todos los materiales peligrosos con los cuales, posiblemente tenga contacto en mi trabajo con la compania Lynden Farms. Entiendo los riesgo y peligros que estas sustancias involucran y conozco los procedimientos para el manejo seguro y apropiado de estos. Tengo conocimiento de como donde obtener mas informacion sobre estos materiales peligrosos.

Employee Signature / Firma

Date / Fecha

PRODUCT NAME	DEPARTMENT	INITIALS
ALKALINE CLEANER	SANITATION	
BOLT-569	SANITATION	
CHEMAX 644	SANITATION	
CHLORINE	SANITATION/PRODUCTION	
CHLORINE	SANITATION/PRODUCTION	
CIP-542	SANITATION	
DEO BLOCKS (RESTROOM DEODORANT)	RESTROOM/SANITATION	
FOAM-A-CHLOR 577	SANITATION	
G W SANI-CLEAN	SANITATION	
KEY 547	SANITATION	
LCA - 621	SANITATION	
QUAT - 479	SANITATION/PRODUCTION	
TUF SMOKE 537	SANITATION	
EASY 516 ALL PURPOSE DETERGENT	SANITATION/PRODUCTION	
NEVASTANE	SANITATION/PRODUCTION	
SUPER CLEANER - 543	SANITATION/PRODUCTION	
ALAS 478	SANITATION/PRODUCTION	
HAND DIP 603	SANITATION/PRODUCTION	
LCC - 582 SERIES AF	SANITATION/PRODUCTION	

LYNDEN FARMS
MATERIAL SAFETY DATA SHEETS
INVENTORY LIST
REVISED: 3/11/97

ALPHABETICAL
DEPARTMENTAL
MANUFACTURER

THE FOLLOWING IS AN INVENTORY OF
COMPOUNDS ON FILE IN THE MSDS BOOKS

MSDS PRODUCT	AREA OF USE	MANUFACTURER
1275 ALMAPLEX INDUSTRIAL	MAINTENANCE	LUBRICATION ENGINEERS
1275 GREASE	MAINTENANCE	
255G CATIONIC POLYACRYLAMIDE	MAINTENANCE	WATER TECH. INC.
4025 H1 QUINPLEX	MAINTENANCE	LUBRICATION ENGINEERS
732 MULTI-PURPOSE SEALANT-WHITE	MAINTENANCE	DOW CORNING
ABC DRY CHEMICAL	ALL AREAS	MEREX CORP.
ACTI-BRIGHT	SANITATION	VIRGINIA KMP.
ACTI-KLEAN AK-1, AK-5, AK-55	SANITATION	VIRGINIA KMP.
ADVANTAGE 256 (LIVEHAUL TRUCK SANITIZER)	LIVEHAUL/BACK DOCK	PRESERVE INTL.
AERO SOLVE	SANITATION	
ALKALINE CLEANER	SANITATION	GREAT WESTERN
ALKI-FOAM AKF-1 AKF-5	SANITATION	VIRGINIA KMP.
ALUMINUM OXIDE COATED CLOTH	MAINTENANCE	MERIT ABRASIVE PROD.
ANTI-FREEZE	TRUCK SHOP	DUREX
F TYPE F	TRUCK SHOP	CHEVRON
BACTO WASH (HAND WASH SOAP)	ALL AREAS	DUBOIS CHEMICALS
BATTERY ELECTRIC STORAGE, WET	FRONT DOCK	G.N.B. INC.
BOLT-589	SANITATION	GREAT WESTERN
BRASS ALLOYS	MAINTENANCE	VARIOUS
BRONZE ALLOYS	MAINTENANCE	VARIOUS
BRONZE BUSHINGS	MAINTENANCE	FEDERAL BRONZE PROD.
BUNTING CONTINUOUS CAST (MARCON)	MAINTENANCE	BUNTING BEARINGS CORP.
CADOX M-50	MAINTENANCE	AKZO CHEMICALS
CHEMAX 644	SANITATION	CHEMAX
CHLORINE	SANITATION/PRODUCTION	ELF ATOCHEM N. AM.
CHLORINE REAGENT #2	QUALITY CONTROL	LAMOTTE CO.
CIP-542	SANITATION	GREAT WESTERN
CONTACT SEALER	MAINTENANCE	SPRAYON PRODUCTS
COPPER ALLOYS	MAINTENANCE	VARIOUS
D-SECT AR-50	SOAP ROOM	DIVERSEY CORP.
D-SECT B-20	SOAP ROOM	DUBOIS CHEMICALS, INC.
D-SPERSE X (BOILER TREATMENT)	MAINTENANCE	DUBOIS CHEMICALS, INC.
D-TROL (SANITIZER)	SANITATION	DIVERSEY CORP.
DC & R DISINFECTANT	LIVEHAUL TRUCKS	CHEM TREC
DO BLOCKS (RESTROOM DEODORANT)	RESTROOM/SANITATION	KLIX CORP.
DGK THINNER 120	MAINTENANCE	WORLD IMPORTS BY N.K.
DIESEL FUEL #2	TRUCK SHOP	CHEVRON
DOUBLE PLAY	MAINTENANCE	
DRY ICE - CO ₂ /CARBON DIOXIDE	PRODUCTION AREAS	CARDOX

MSDS PRODUCT	AREA OF USE	MANUFACTURER
EP INDUSTRIAL OIL	MAINTENANCE	
FP150X 6520 MONOLEC HYDROLIC OIL	MAINTENANCE	LUBRICATION ENGNRS.
46X	MAINTENANCE	
EPOXY RESIN - PAINT	MAINTENANCE	RUST-OLEUM
FIBERGLASS INSULATION	MAINTENANCE	SCHULLER INTL.,INC.
FLOWLUBE	MAINTENANCE	CERTIFIED LABS,DIV OF NCI
FM GREASE MGI 2	MAINTENANCE	MOBIL
FOAM-A-CHLOR 577	SANITATION	GREAT WESTERN
FOMCID - 563	SANITATION	CHEMAX
FORMALIN	QUALITY CONTROL	EM SCIENCE
FORMULA 777 EC	SANITATION	
FORMULA C (SANITIZER	SANITATION	DIVERSEY CORP.
FREON - R - 22	MAINTENANCE	DUPONT
FREON 12	MAINTENANCE	DUPONT
G W SANI-CLEAN	SANITATION	GREAT WESTERN
GASOLINE REGULAR	TRUCK SHOP	CHEVRON
GEAR & BEARING LUBRICANT	TRUCK SHOP	CHEMTREC
GENERATION RODENTCIDE	VARIOUS AREAS	VAN WATRES & ROGERS
GLASS CLEANER	PLANT OFFICE	DUBOIS CHEMICALS,INC.
GREASE NLGI 2	TRUCK SHOP	CHEVRON
GREEN & GRITTY REFILL	MAINTENANCE	DIVERSEY CORP.
GRINDING WHEELS	MAINTENANCE	NORTON
LON 1211 / FIRE EXTINGUISHERS	SCALE AREA / OFFICES	AMEREX CORP.
HANDY OIL	MAINTENANCE	CHEVRON
HARD HAT SPRAY	MAINTENANCE	RUST-OLEUM
HI-PERFORMANCE EPOXY MASTIC ACTIVATOR	MAINTENANCE	
HYDRAULIC OIL	TRUCK SHOP	MOBIL
HYDRAULIC OIL 32	TRUCK SHOP	CHEVRON
INDUSTRIAL OIL 46X	MAINTENANCE	CHEVRON
INDUSTRIAL OIL, EP ISO 150	MAINTENANCE	CHEVRON
ISOGAURD	SANITATION	DIVERSEY CORP
JAO 6 AEROSOL (RUST INHIBITOR)	MAINTENANCE	DUBOIS CHEMICALS,INC.
KEY 547	SANITATION	GREAT WESTERN
KICK 551	SANITATION	CHEMAX,INC.
LA 315 - LIQUID VEHICLE CLEANER	TRUCK WASH STATION	DIVERSEY CORP
LCA - 621	SANITATION	GREAT WESTERN
LUBE OIL	TRUCK SHOP	MOBIL
LUBRICATING OIL	TRUCK SHOP	CHEVRON
MAGNIFLOC 15980 FLOCCULANT	MAINTENANCE	CYTEC
MAINTENANCE SORBENT	MAINTENANCE	3 M BRAND
MAPP GAS	MAINTENANCE	BERNZOMATIC
MARVEL MYSTERY OIL	MAINTENANCE	
MASTER KLEEN	SANITATION	DIVERSEY CORP
MOTOR OIL DELO 100 SAE 30	TRUCK SHOP	CHEVRON
MOTOR OIL DELO 400 SAE 15W40	TRUCK SHOP	CHEVRON
MOTOR OIL SPECIAL SAE 30	TRUCK SHOP	CHEVRON
NATURAL TERPENE	MAINTENANCE	RUST-OLEUM
NEVASTANE 6	MAINTENANCE	KEYSTONE LUBRICANTS

MSDS PRODUCT	AREA OF USE	MANUFACTURER
NICKEL ALLOYS	MAINTENANCE	RYERSON
OIL SOFIBENT	MAINTENANCE	3-M CORP.
ORGANIC BONDED GRINDING WHEELS	MAINTENANCE	NORTON CO.
OXFORD FLAG IT DENATURING AGENT	BOILER ROOM	DIVERSEY CORP
PETRIFILM - E-COLI COUNT PLATES	QUALITY CONTROL	3M
PHENYLARSINE OXIDE	MAINTENANCE	HACH CO.
PHOSPHORIC ACID	MAINTENANCE	NU-CALGON
PLASTICS	MAINTENANCE	RYERSON
PLIOBOND 20	MAINTENANCE	ASHLAND
POLYAMINE	MAINTENANCE	RUST-OLEUM
POLYESTER RESIN	MAINTENANCE	RUST-OLEUM
POWERSORB UNIVERSAL SORBENT	MAINTENANCE	
PREMIERE ICE MELTER	MAINTENANCE	C.P. INDUSTRIES
PRO KLEEN	SANITATION	DIVERSEY CORP.
PRO-CID - 573	SANITATION	
PROPANE	TRUCK SHOP AREA	SUBURBAN PROPANE
PVC WELDING ADHESIVE	MAINTENANCE	SCHULLER INTL.
QUAT - 479	SANITATION/PRODUCTION	GREAT WESTERN
QUICK DRYING ENAMEL PAINT	MAINTENANCE	RODDA PAINT CO.
REFRIGERANT #12	TRUCK SHOP	
REGULAR GASOLINE	TRUCK SHOP	CHEVRON
RESINOID BONDED-VITRIFIED BONDED	MAINTENANCE	NORTON CO.
SAFETY KLEEN SOLVENT	TRUCK SHOP	SAFETY-KLEEN CORP.
SANITARY SPRAY LUBE	MAINTENANCE	
SODIUM HYPOCHLORITE SOLUTION (BOILER RM)	MAINTENANCE	M-CO, INC.
SODIUM THIOSULFATE STANDARD SOLUTION	USDA OFFICE	LaMOTTE CO./HACH CO.
SOLVENT 365	TRUCK SHOP	PRIESTLEY OIL & CHEM.
STAINLESS STEELS	MAINTENANCE	RYERSON
STANDARD ATF SPECIAL	TRUCK SHOP	CHEVRON
STEEL	MAINTENANCE	RYERSON
STEEL IT / AEROSOL	MAINTNEANCE	STAINLESS STEEL CTGS
STEEL IT / BRUSH	MAINTENANCE	STAINLESS STEEL CTGS.
SULFAMIC ACID REAGENT	USDA OFFICE	HACH CO.
SULFITE I REAGENT	USDA OFFICE	HACH CO.
SUPER CHEMZYME III		CHEMSEARCH DIV.OF NCH
SYNTHETIC REDUCER	TRUCK SHOP	RODDA PAINT CO.
TAP MAGIC / PROTAP	MAINTENANCE	STACO CORP.
TEFLON THREAD SEAL TAPE	MAINTENANCE	
TRANSMISSION FLUID	TRUCK SHOP	CHEVRON
TRI EPOXY FLOOR SEALER (PART A)	MAINTENANCE	TRI-CHEM CORP.
TUF SMOKE 537	SANITATION	GREAT WESTERN
ULTRA - DUTY GREASE	TRUCK SHOP	CHEVRON
UNITED 485	MAINTENANCE	UNITED LABS
VITRETE (BOILER TREATMENT	MAINTENANCE	DIVERSEY CORP.
UNIVERSAL GEAR LUBRICANT SAE 80W90	TRUCK SHOP	CHEVRON
VENGENCE AQUA BLOCK (PEST CONTROL)	VARIOUS AREAS	VAN WATERS & ROGERS
WEED - OUT	MAINTENANCE	TRI-CHEM CORP.
WELDING ADHESIVE PVC	MAINTENANCE	SCHILLER INTL

MSDS PRODUCT	AREA OF USE	MANUFACTURER
ZEP 45 NC	MAINTENANCE	ZEP MANUFACTURING CO.
ZEP AEFIOSOLVE II	MAINTENANCE	ZEP MANUFACTURING CO.
P REDI - GREASE	MAINTENANCE	ZEP MANUFACTURING CO.
ZESTON PVC PIPE COVERS & JACKETING	MAINTENANCE	SCHULLER INTL.

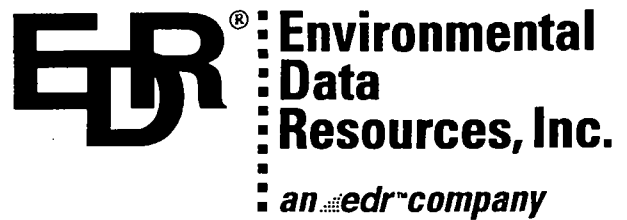
Appendix I

EDR Report



AGRA Earth & Environmental

ENGINEERING GLOBAL SOLUTIONS



The EDR-Radius Map with GeoCheck™

**Lynden Farms
6135 Basin Avenue
Portland, OR 97217**

Inquiry Number: 278267.1s

July 31, 1998

The Source For Environmental Risk Management Data

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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